



ADAPTIVE REUSE POTENTIAL EVALUATION

March 2021



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PREPARED FOR
The County of Sonoma

PREPARED BY
Hornberger + Worstell

Dyett & Bhatia
Page + Turnbull



Main Building

Table of Contents

1. Introduction.....

1

2. Historic Resources Reuse Potential.....

3

2.1 Historic Resources at SDC

3

2.2 Architectural Quality of Historic Resources and Ease of Reuse

3

3. Adaptive Reuse Potential Evaluation

7

3.1 Introduction

7

3.2 Evaluation Template Description

7

Appendix A.....

47

Appendix B.....

51

Sources

51

Figure B-1: Draft Character Areas–September 7, 2017

52

Figure B-2: Draft Cognitive / Experiential Summary–September 7, 2017

53

Figure B-3: Map of Historic District Contributors Per JPR Draft HRIER–August 2018

54

Figure B-4: Building Plan Types (Main Campus)–August 2018

55

Figure B-5: Draft Rapid Assessment: Composite Conditions–January 18, 2018

56



Chamberlain Hospital

1. Introduction

This report, prepared in fulfilment of Task 5: Adaptive Reuse Potential Evaluation for the Sonoma Developmental Center (SDC) Specific Plan process, outlines initial assessments for potential for adaptive reuse, preservation, and redevelopment of existing structures, with the goal of defining the intersection of historical significance and reuse/adaptability potential that will inform subsequent work, including preparation alternatives. This report builds upon the prior study of SDC site completed by the WRT team in 2017 and work by the SDC Specific Plan planning team in earlier stages (see Profile and Background Report, Chapter 10: Historic Resources at the Sonoma Developmental Center: Existing Conditions).

More specifically, this report presents two complementary analyses:

1. Historic resources and reuse potential. Historic resources as determined by State Historic Preservation Officer (SHPO) and presented in the Profile and Background Report¹ are overlain with assessment of the architectural quality of the buildings and their reuse potential (not considering any changes that would be required for adaptive reuse), as assessed by the WRT team.
2. Architectural potential for adaptive reuse, as determined by Hornberger + Worstell, architects on the Dyett & Bhatia team, based on site reconnaissance and review of historic building plans, without consideration of formal historic designation.

The findings of this report will inform future alternative scenarios to be developed as the next step in the SDC Specific Plan preparation process. The alternatives will include a mix of both reuse and redevelopment options that may affect the historic character of SDC, and consider varied options related to the extent of contributing historic resources that may be retained.

There are a number of challenges to retaining and reusing existing buildings, whether contributory to the site’s history or otherwise. These include the poor condition of some buildings, the extent of work necessary to remediate them and bring them up to present building code standards, and requirements of potential new uses that would require significant changes to the buildings. The alternatives will strike a balance between multiple project objectives, including conserving historic resources and maintaining the historic significance of the site, while ensuring that the project is financially feasible and will fulfill State requirements for future uses and the needs of the community for many years to come.

¹ SHPO determined the period for historic significance for the Sonoma State Home Historic (SSHH) to extend from 1889 to 1949,



Main Building



Palm

2. Historic Resources Reuse Potential

2.1 Historic Resources at SDC

The Sonoma State Home Historic District (SSHHD) currently contains 75 contributing historic resources at SDC.² The core campus of Sonoma Developmental Center (SDC), between Railroad and Manzanita Streets, contains 65 of these historic resources which are almost exclusively to the west of Arnold Drive. There are two individually significant buildings: the Main Building (Professional Education Center, or PEC Building) and Sonoma House (Residence 140) including its support buildings and structures. The former is listed in the National Register of Historic Places and the latter was found eligible for listing. Many of the SSHHD contributors are located away from the campus’ central axis along Harney/Grove Street.

In addition to conserving resources and contributing to the environmental sustainability of redevelopment, there are several reasons for reusing contributing buildings in the SSHHD. SDC is a landmark in the Sonoma Valley. The sense of place, complete with historic buildings and mature landscape, offers an established location for its next life. The SDC site also offers an existing sense of community that is respected and can be reinforced through a mixture of historic buildings and new. The level of detail and design present on the SDC site is not easily replicated with modern building practice and economics. Lastly, previous building uses lend themselves to a variety of future uses and their rehabilitation may benefit from tax credit potential or other future tax relief.

2.2 Architectural Quality of Historic Resources and Ease of Reuse

In 2017, the WRT team was retained by the State to assess existing conditions at the site and conducted a visual observation of architectural quality of historic buildings, and studied building patterns and orientation to determine which buildings contribute to or define both major and minor axes, termination points, nodes, or sub-districts. That team also evaluated ease of reuse (without adaptive reuse) of the buildings. This information was presented in a tabular form in 2017. For ease of comprehension, this information is mapped and presented in Figure 2-1.

² Nineteen of the original 94 contributing buildings identified within the boundaries of the historic district approved by the State Historic Preservation Officer in July 2019 were destroyed in the 2017 Nuns Fire. Source: Page & Turnbull, “Historic Resources at the Sonoma Developmental Center: Existing Conditions,” Sonoma Developmental Center Background Report, 2020.



Frederickson Receiving Center

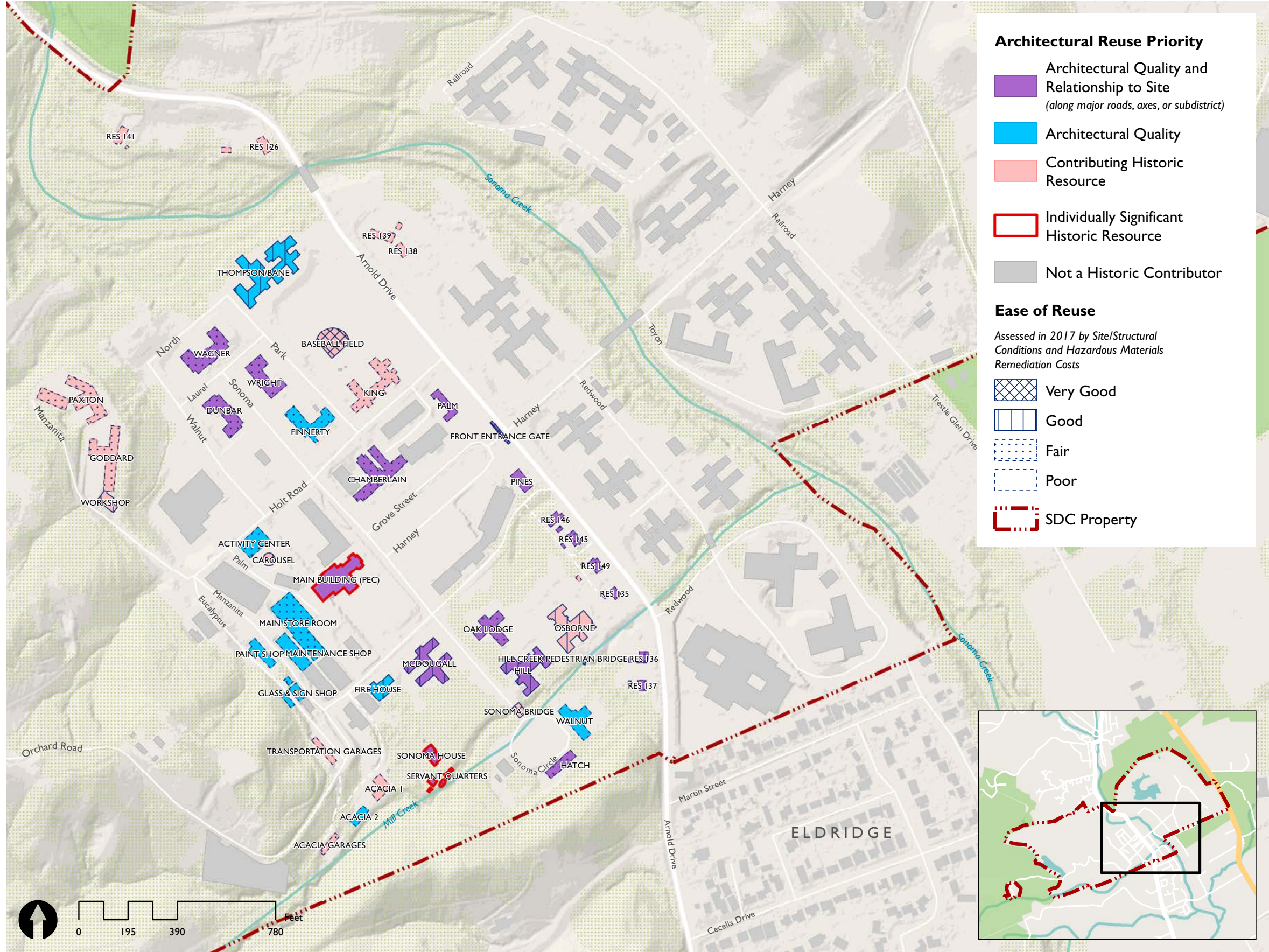
The figure shows individually-significant historic resources and contributing buildings in color, while non-historic/non-contributing buildings are shown in grey. Contributing buildings of superior architectural quality are called out, and further stratified based on their location and visual prominence (for example, at the terminus of a vista). Shown in hatch pattern is ease of reuse of each building (without any modifications that would be required for a different use – that is, not considering adaptive reuse), as determined by the WRT team based on structural conditions and hazardous materials remediation costs. It should be noted the assessment of structural conditions and hazardous materials by the WRT team was based on visual assessment rather than any investigations; a more in-depth assessment is in the process of being initiated by the State, and it is possible that the ease-of-reuse assessment could change as a result.

Historic resources will be evaluated as part of the Environmental Impact Report on the Specific Plan. Any loss of the two individually-significant buildings, and potential loss of a majority of contributing buildings to the SSHHD, would require exploration of alternatives to avoid significant impacts, and development of mitigation measures to lessen the severity of impact. Thus, a strategy that seeks to retain and adaptively reuse a majority of historic buildings would result in less significant impacts than a strategy that does not retain them.



Interior of the main kitchen

Figure 2-1: Core Campus Historic Resources Priority



Source: Page & Turnbull, 2021; WRT, 2018; County of Sonoma, 2020; Dyett & Bhatia, 2021



A typical H-Plan building on the SDC site

3. Adaptive Reuse Potential Evaluation

3.1 Introduction

Following the assessment of historic resources on the SDC site, this chapter provides an understanding of the potential for adaptive reuse that is based on site assessment and architectural reviews, without consideration of formal historic designation. The potential for adaptive reuse on the SDC site is determined through a summary of critical assessments of the existing building forms and conditions. These include both prior objective studies prepared by the consulting team, and subjective evaluations based upon planning and architectural experience and an understanding of reuse potential of relevant building typologies. See Appendix B for a full list of site assessment sources.

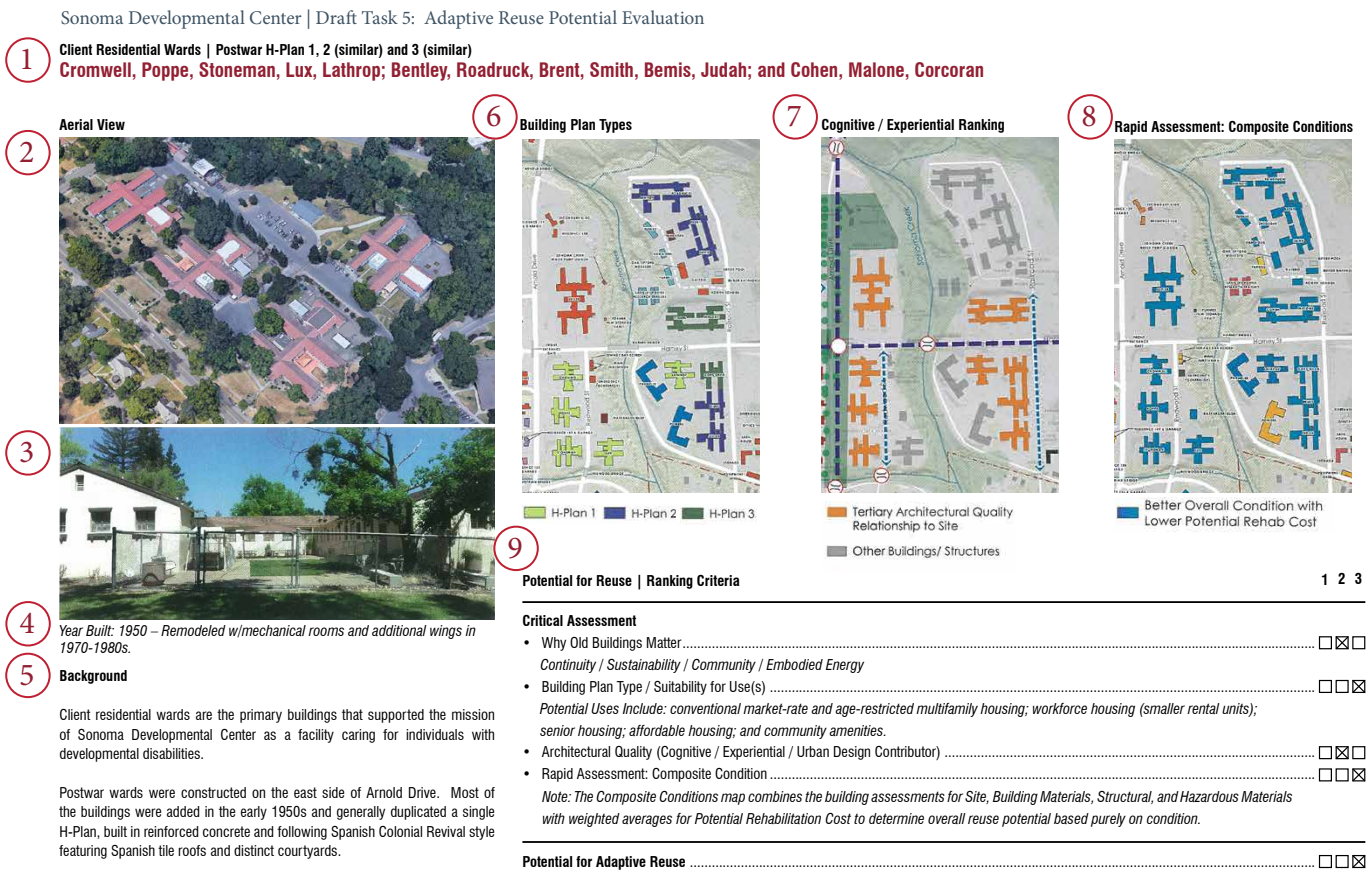
Evaluations have been grouped by building plan type and location, and several unique buildings have been identified for evaluation as well. A brief background and description of each building typology is provided, along with site photos and any existing building plans. Each building or building type is ranked for the value it provides as an existing building, the suitability of the building plan type for reuse, its architectural quality, and the condition of the building and potential rehabilitation cost. Those factors taken together provide an overall ranking of overall potential for adaptive reuse on a scale of one to three. This ranking does not take into account the historic significance of the building, but instead focuses on the logistical ease and practicality of adaptive reuse.

3.2 Evaluation Template Description

The Evaluation Template collects and organizes base building documentation and building-specific evaluations from study sources. The following elements are included in the evaluation of each building typology. See Figure 3-1 for the location of each element on a typical evaluation.

1. Identification of Building Type and Buildings Evaluated
2. Aerial View
3. Street View
4. Year Built
5. Background
6. Building Plan Types Diagram
7. Cognitive / Experiential Ranking Diagram
8. Rapid Assessment: Composite Conditions Ranking Diagram
9. Potential for Reuse | Ranking Criteria Table
10. Building Plans

Figure 3-1: Building Evaluation Template





Finnerty Cottage

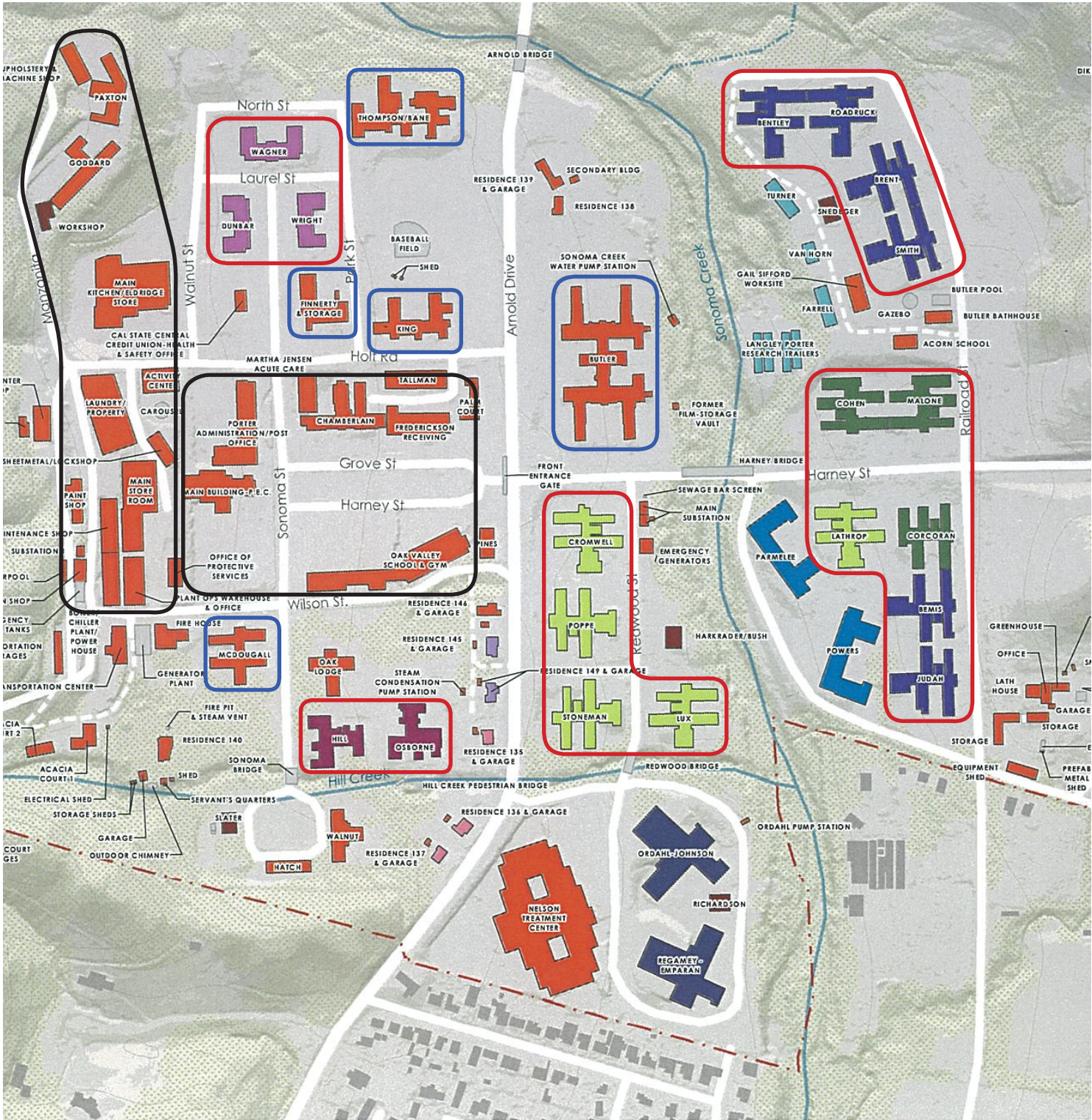


Wright Cottage



Finnerty Cottage

Key Plan | Evaluations



Evaluation Sheets

Postwar Client Residential Wards H-Plan 1, H-Plan and H-Plan 3 (similar)

Cromwell, Poppe, Stoneman, Lux, Lathrop; Bentley, Roadruck, Brent, Smith, Bemis, Utah; and Cohen, Malone, Corcoran

Cottage C-Plan

Wagner, Dunbar, Wright

Cottage E-Plan

Hill, Osborne

Core Cluster

Main Building(Administration Building; Professional Educational Center (PEC)), Porter Administration Building and Eldridge Post Office, Chamberlain Hospital, Frederickson Receiving Center, Oak Valley School

Utilitarian Cluster

Main Kitchen and Elderidge Store, Goddard Cottage, Paxton Cottage and The Uphostery and Machine Shop

Unique Plans

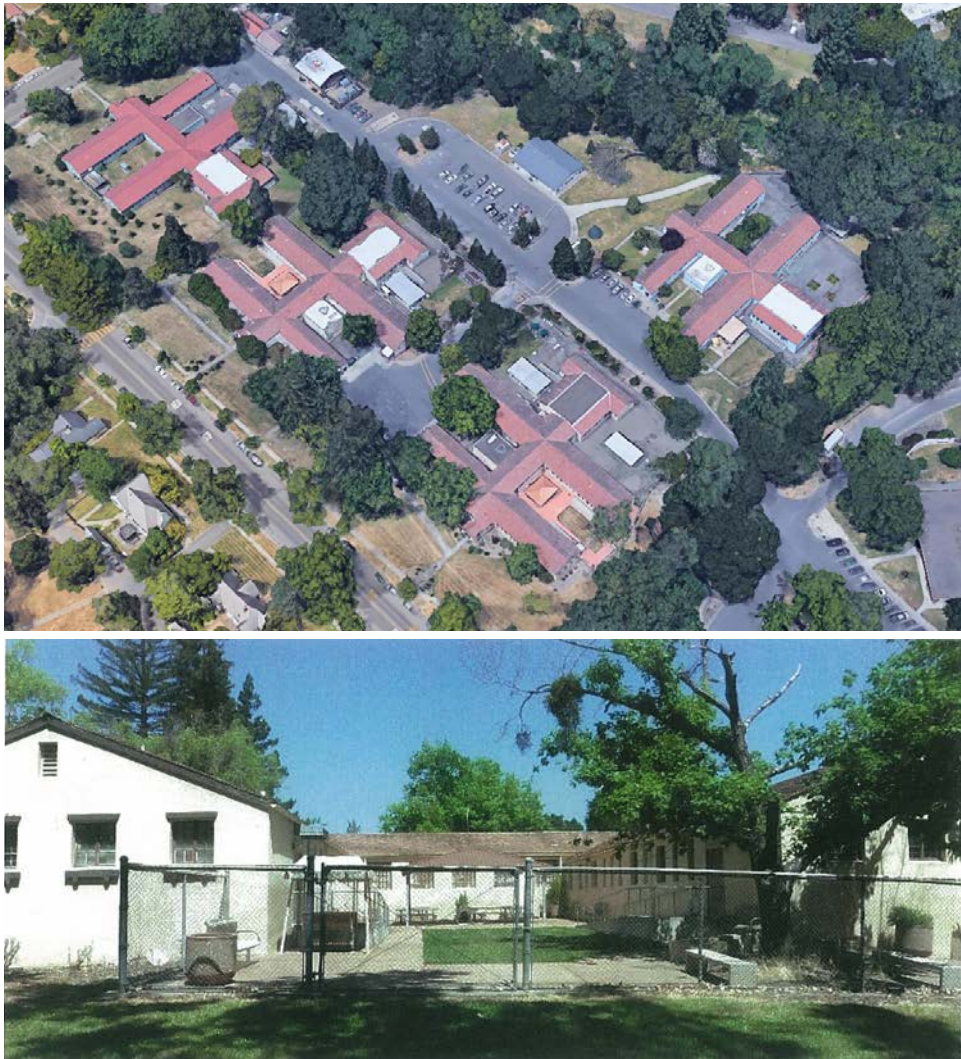
- Butler Hospital
- Thompson / Bane
- King Cottage
- Finnerty Cottage
- McDougall Cottage

Key Plan

- Residential Wards and Cottages
- Core and Utilitarian Cluster
- Unique Buildings

Client Residential Wards | Postwar H-Plan 1, 2 (similar) and 3 (similar)
Cromwell, Poppe, Stoneman, Lux, Lathrop; Bentley, Roadruck, Brent, Smith, Bemis, Judah; and Cohen, Malone, Corcoran

Aerial View



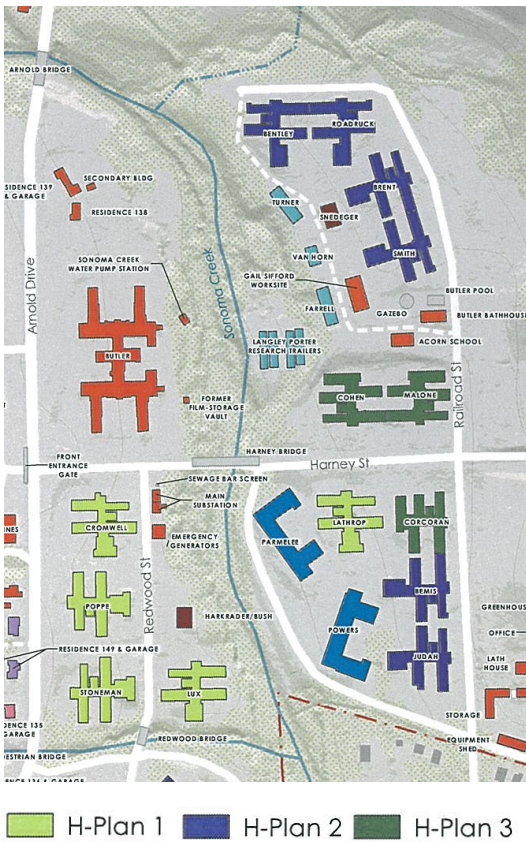
Year Built: 1950 – Remodeled w/mechanical rooms and additional wings in 1970-1980s.

Background

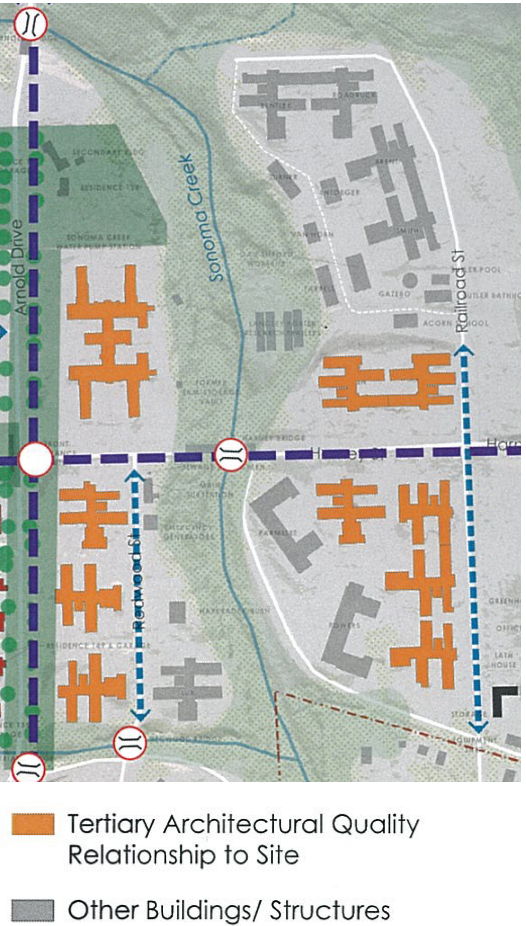
Client residential wards are the primary buildings that supported the mission of Sonoma Developmental Center as a facility caring for individuals with developmental disabilities.

Postwar wards were constructed on the east side of Arnold Drive. Most of the buildings were added in the early 1950s and generally duplicated a single H-Plan, built in reinforced concrete and following Spanish Colonial Revival style featuring Spanish tile roofs and distinct courtyards.

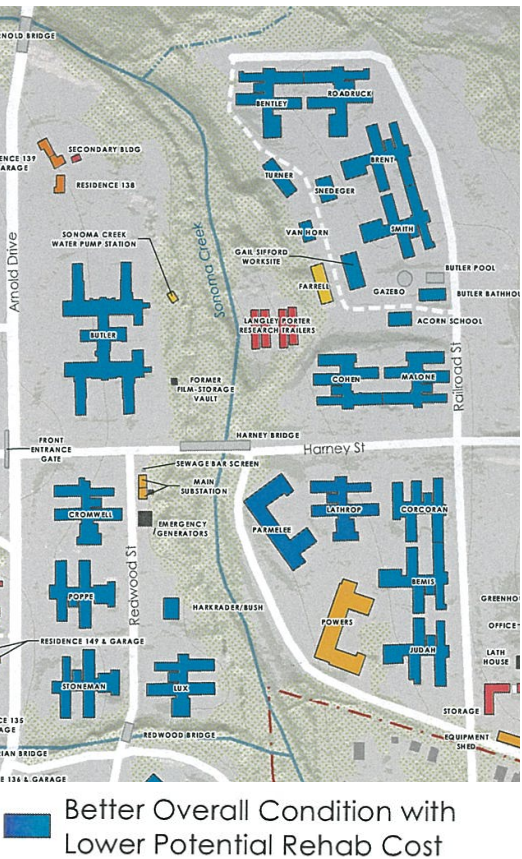
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Potential for Reuse | Ranking Criteria

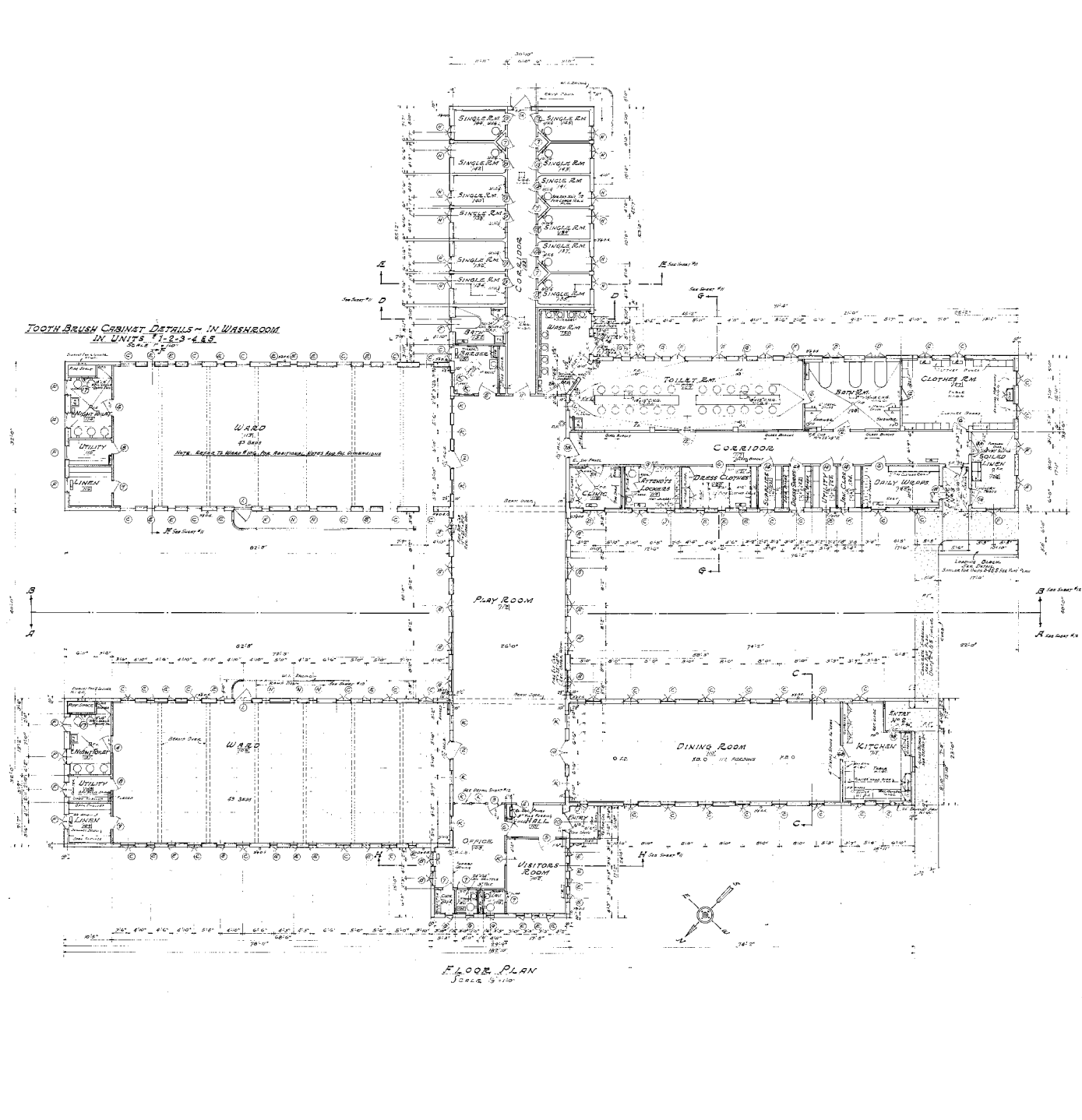
Critical Assessment

- Why Old Buildings Matter ☐ ☒ ☐
 - Continuity / Sustainability / Community / Embodied Energy
 - Building Plan Type / Suitability for Use(s) ☐ ☐ ☒
 - Potential Uses Include: conventional market-rate and age-restricted multifamily housing; workforce housing (smaller rental units); senior housing (independent living, assisted living, memory care); affordable housing; and community amenities
 - Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
 - Rapid Assessment: Composite Condition ☐ ☐ ☒
- Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☐ ☒

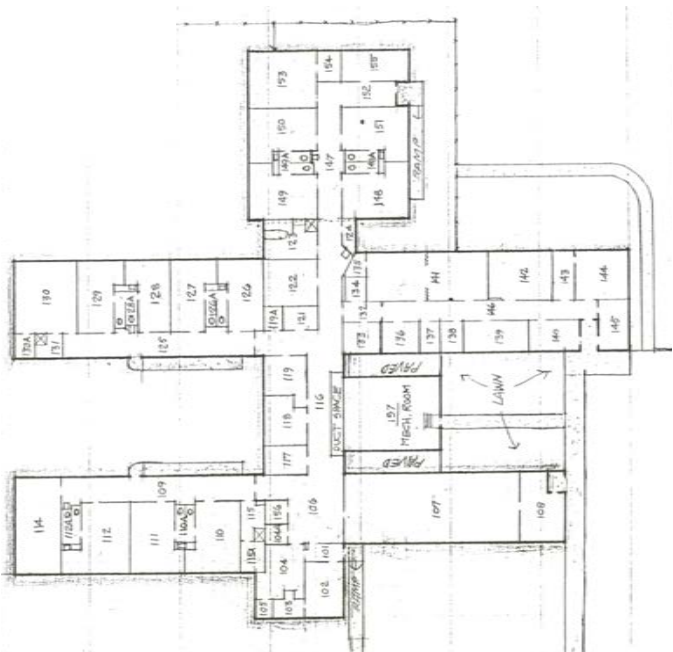
Client Residential Wards | Postwar H-Plan 1, 2 (similar) and 3 (similar)
Cromwell, Poppe, Stoneman, Lux, Lathrop; Bentley, Roadruck, Brent, Smith, Bemis, Judah; and Cohen, Malone, Corcoran

Original Plan

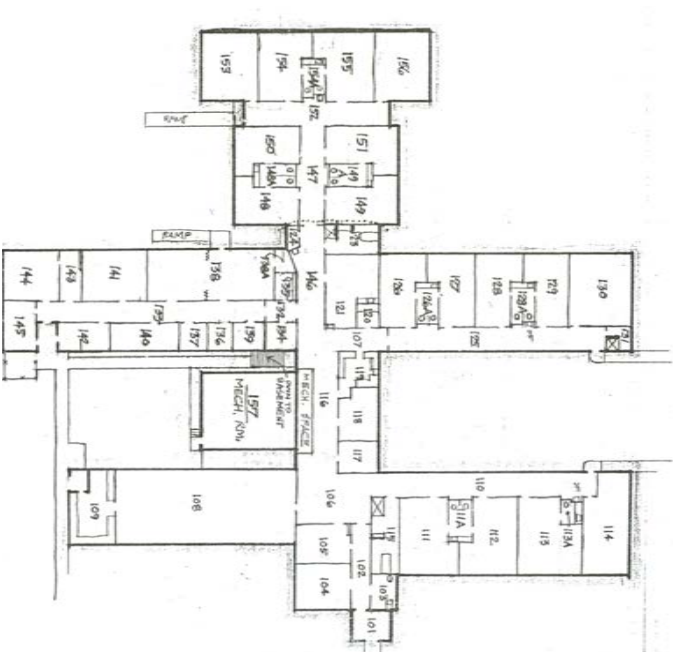


Original H-Plan 1 | Lux 1/32"=1'-0"

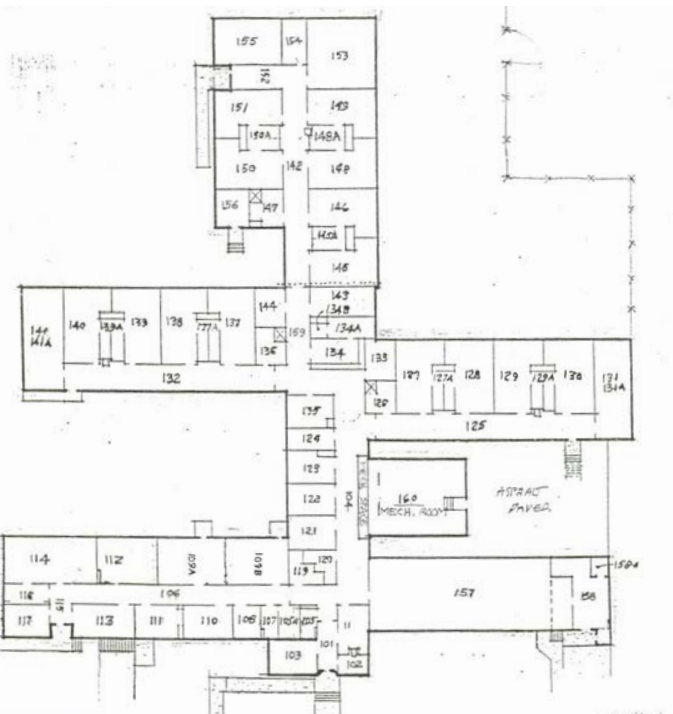
Remodeled 1970s and 1980s



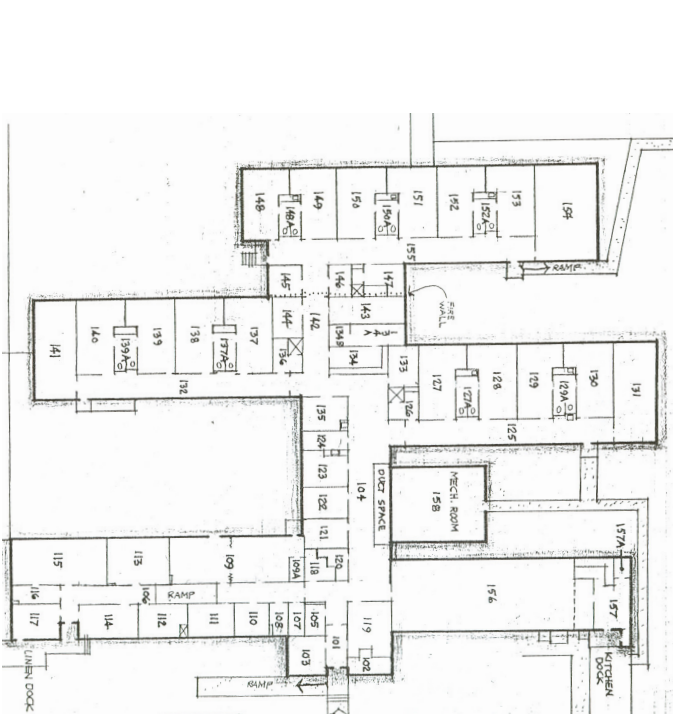
H-Plan 1 | Lux 1/64"=1'-0"



H-Plan 1 | Stoneman 1/64"=1'-0"



H-Plan 2 | Judah 1/64"=1'-0"



H-Plan 3 | Corcoran 1/64"=1'-0"

Client Residential Wards | Cottage C-Plan
Wagner, Dunbar and Wright Cottages

Aerial View



Year Built: c. 1925

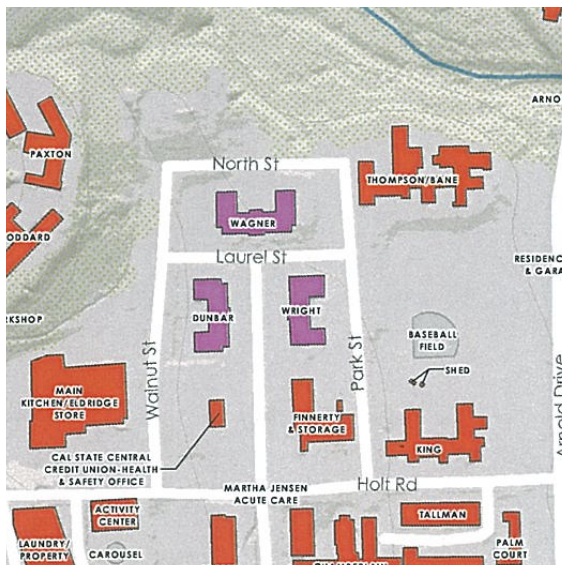
Background

Three nearly identical, reinforced concrete buildings constructed in 1925-1926; each 10,271-square-foot cottages for boys housing 80 patients; French Eclectic style, single-story ward buildings with C-shaped footprints. By the mid-1950s, the cottages underwent various minor alterations.

“Wagner, Dunbar, and Wright cottages were constructed in 1925 and 1926 as client wards, and they have been centrally involved in the Sonoma Center’s primary mission of providing care for people with developmental disabilities. The buildings’ architectural styles and their deliberate positioning within the overall campus layout, also contributed to the facility’s distinctive Cottage Plan asylum design.”

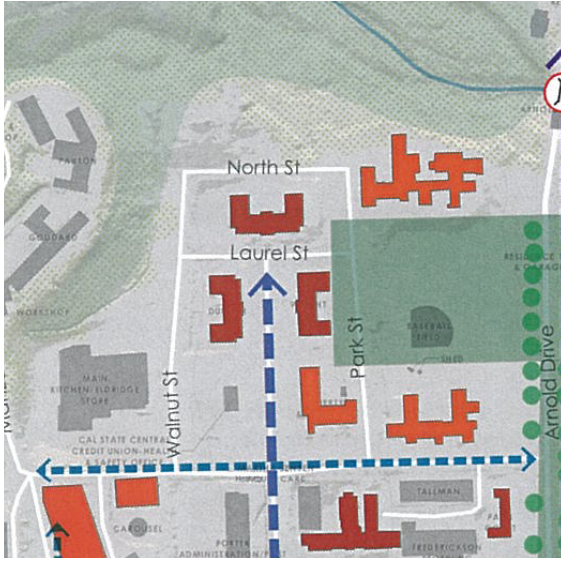
Dunbar, Wagner and Wright all retain sufficient integrity to the Sonoma State Home Historic District period of significance (1889-1949) to convey their significance as district contributors.

Building Plan Types



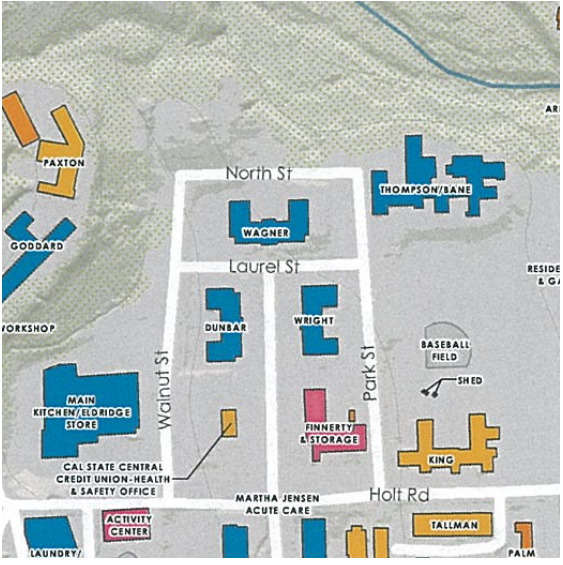
C-Plan

Cognitive / Experiential Ranking



Primary Architectural Quality and Relationship to Site (along main roads or axis or subdistrict)

Rapid Assessment: Composite Conditions



Better Overall Condition with Lower Potential Rehab Cost

Potential for Reuse | Ranking Criteria

Critical Assessment

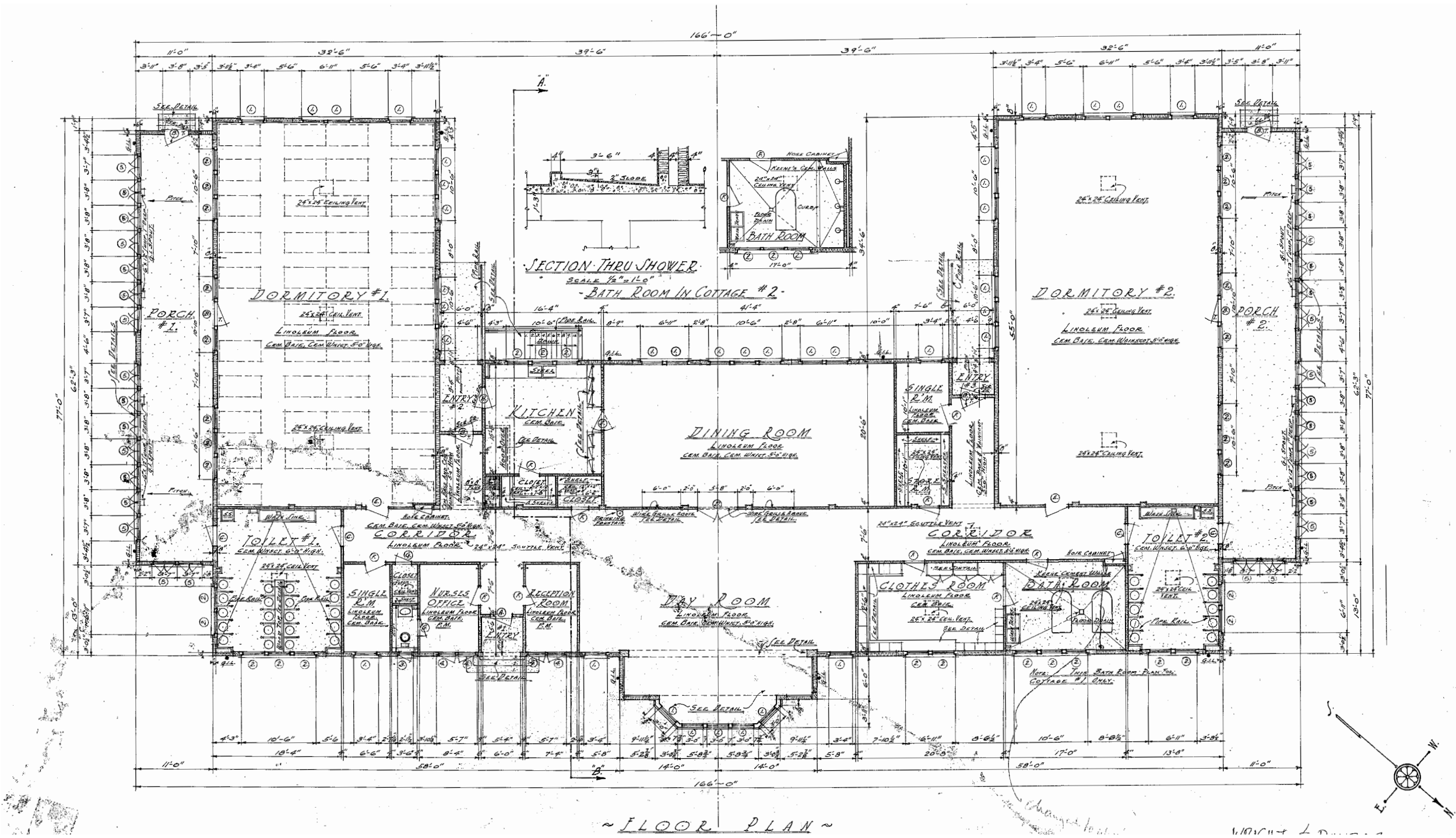
- Why Old Buildings Matter ☐ ☒ ☐
Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☐ ☒
Potential Uses Include: conventional market-rate and age-restricted multifamily housing; workforce housing (smaller rental units); senior housing (independent living, assisted living, memory care); affordable housing; and community amenities
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☐ ☒
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☐ ☒

Client Residential Wards | Cottage C-Plan
Wagner, Dunbar and Wright Cottages

Typical Plan



C-Plan | Dunbar 1/16" = 1'-0"

Client Residential Wards | Cottage E-Plan
Hill and Osborne Cottages

Aerial View



Year Built: 1940

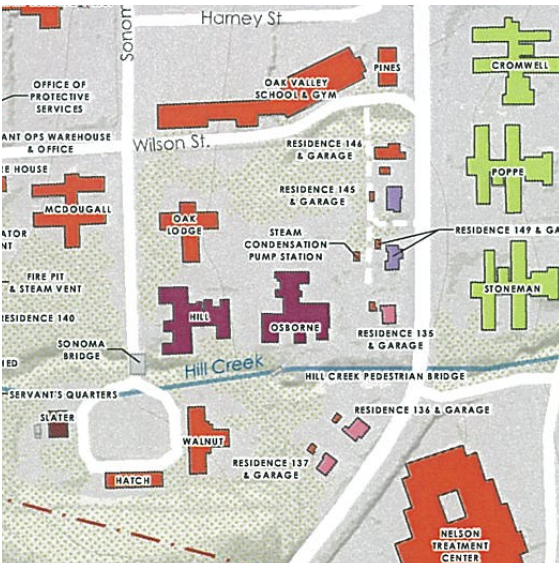
Significance

Hill and Osborne Cottages are concrete buildings of similar French Eclectic-style design built in 1940. The structures originally functioned as patient wards. Concrete docks were constructed in 1976, metal canopies constructed between 1976 and 1977, flat roof HVAC additions between 1958 and 1986, and windows and doors replaced at unknown dates.

Hill and Osborne Cottages are eligible for listing in the National Register of Historic Places and the California Register of Historic Resources as contributors to the Sonoma State Home Historic District as a representative example of asylum architecture spanning the eras of both Kirkbride and Cottage-Plan design. They do not appear to possess individual significance.

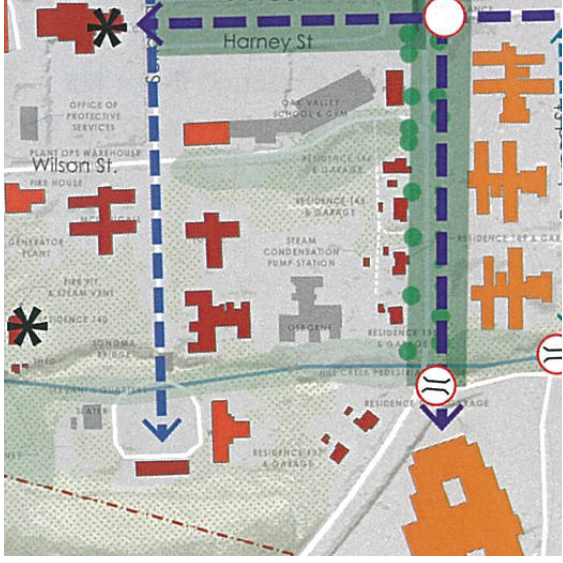
Character-defining features of Hill and Osborne Cottages include those features that date to the district’s period of significance: the buildings’ location near the center of the main campus; their general setting, and the French Eclectic-style architectural details, including the buildings’ massing, irregular footprints, hip and gable roofs, and any surviving original fenestration.

Building Plan Types



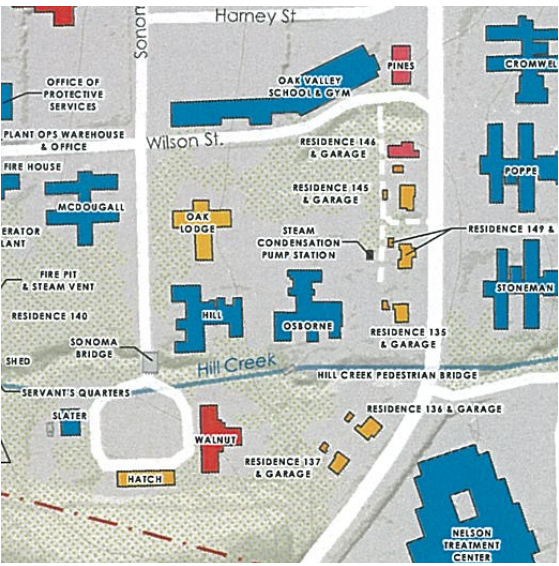
E-Plan

Cognitive / Experiential Ranking



Primary Architectural Quality and Relationship to Site (along main roads or axis or subdistrict)

Rapid Assessment: Composite Conditions



Better Overall Condition with Lower Potential Rehab Cost

Potential for Reuse | Ranking Criteria

Critical Assessment

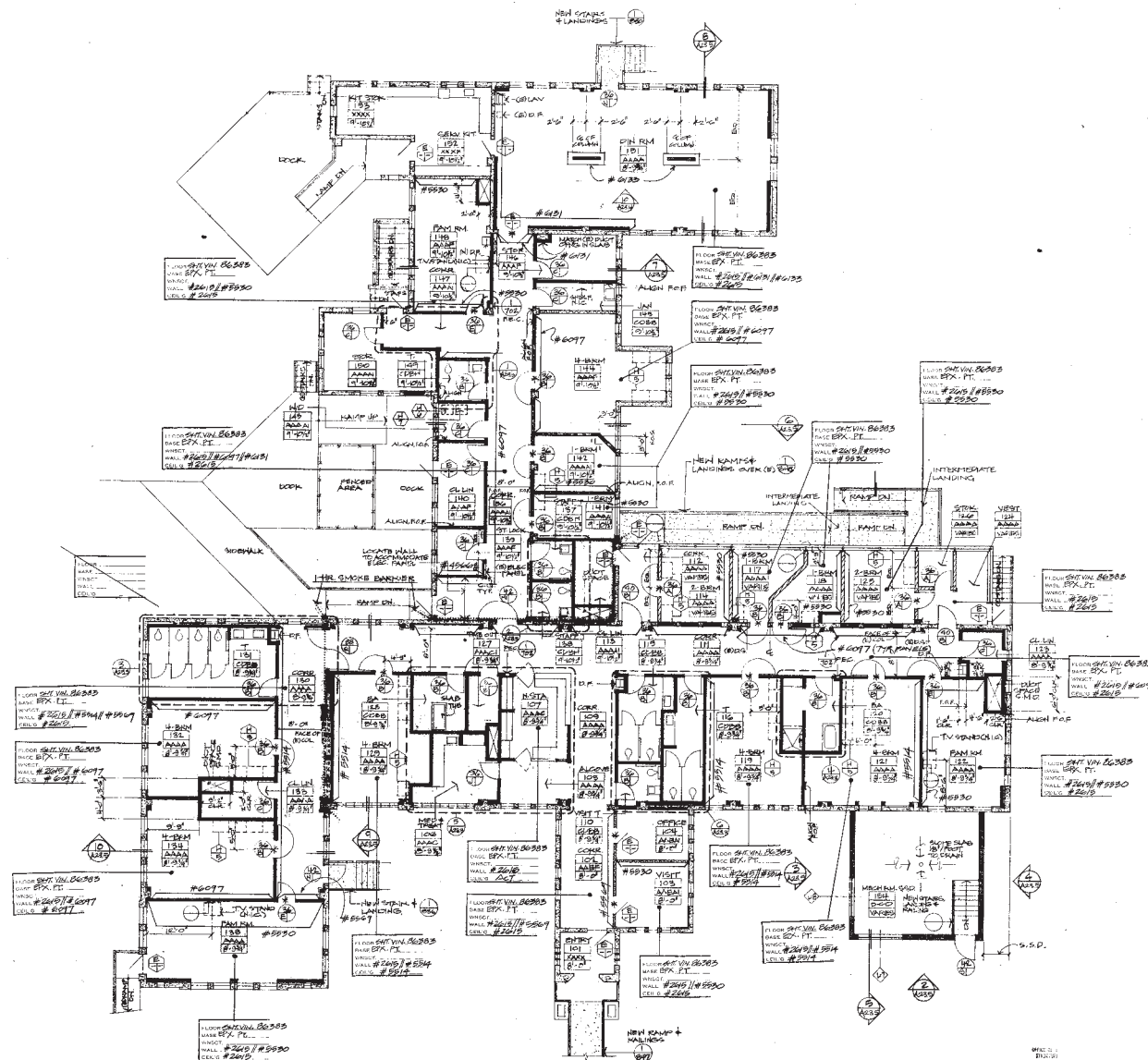
- Why Old Buildings Matter ☐ ☒ ☐
Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☐ ☒
Potential Uses Include: conventional market-rate and age-restricted multifamily housing; workforce housing (smaller rental units); senior housing (independent living, assisted living, memory care); affordable housing; and community amenities
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☐ ☒
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☐ ☒

Client Residential Wards | Cottage E-Plan Hill and Osborne Cottages

Floor Plans



E-Plan | Osborne 1/32"=1'-0"

Site Plan

E-Plan | Site Plan 1/60"=1'-0"



SPEED
CHECKED
RADAR

FREDERICKSON
CENTER

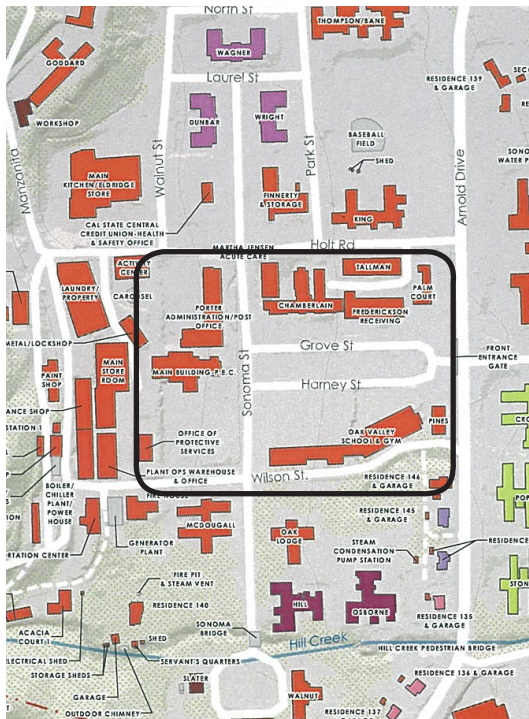
Frederickson Receiving Center

Core Cluster
Main Building (Administration Building; Professional Education Center (PEC)), Porter Administration Building and Eldridge Post Office, Chamberlain Hospital, Frederickson Receiving Center, Oak Valley School

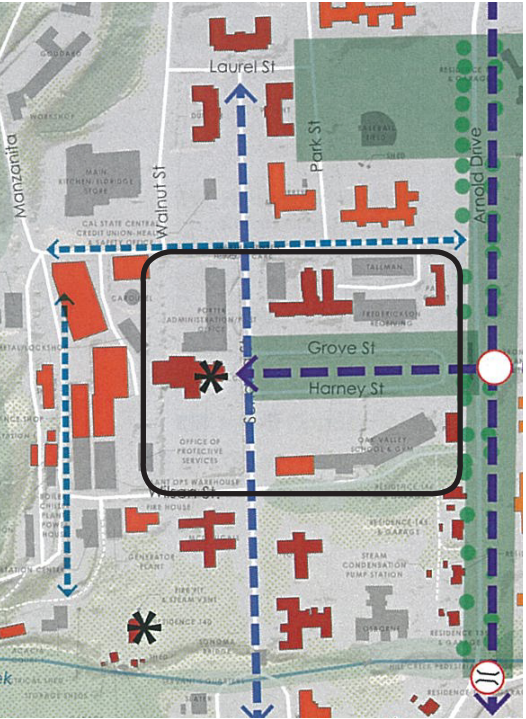
Aerial View



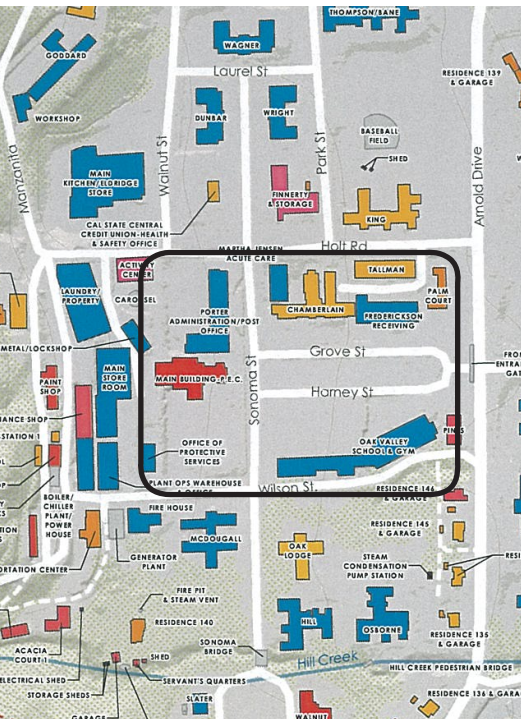
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Background

The *Core Cluster*, at the center of the SDC campus framing the oval green, is comprised of the grouping of Administration, Office, Medical and Support buildings.

HRIER Sonoma Developmental Center – October 2019

Administration and Office Buildings – SDC’s administrative buildings sit at the head of Harney Street; the oval-shaped, tree-lined roadway that forms the main entrance to campus. The surviving administrative wing of the original Kirkbride hospital is a defining element of the institution and is individually listed in the National Register. Porter Administration, the current administrative headquarters, is located immediately north of the surviving Kirkbride element.

Medical and Support Buildings – Chamberlain Hospital opened in 1931 and became the principal medical building on campus...(and) occupied a prominent position near the head of Harney Street. The building has had a number of additional wings added to its rear north side. During the 1950s, the state hospital system transitioned to using Receiving and Treatment centers for diagnosing and providing initial medical care to newly arrived patients. Frederick Receiving Center was completed in 1958 with an International Style design that highlighted Sonoma’s orientation towards the future over its asylum past.

Other buildings that have provided direct support for SDC’s mission of housing and caring for individuals with developmental disabilities include Oak Valley School, the Activity Center (original gymnasium) and Main Kitchen (here grouped

with the Utilitarian Cluster). The school and assembly hall were first constructed in 1923 in a Spanish Revival style. The school suffered substantial losses in a 1980 fire, and the building does not retain sufficient integrity to the period of significance to contribute to the district. Other buildings that have provided direct support for SDC’s mission of housing and caring for individuals with developmental disabilities include Oak Valley School, the Activity Center (original gymnasium) and Main Kitchen (here grouped with the Utilitarian Cluster). The school and assembly hall were first constructed in 1923 in a Spanish Revival style. (The school suffered substantial losses in a 1980 fire, and the building does not retain sufficient integrity to the period of significance to contribute to the district.

Core Cluster
Main Building (Administration Building; Professional Education Center (PEC))

Aerial View



Year Built: c.1890-1908

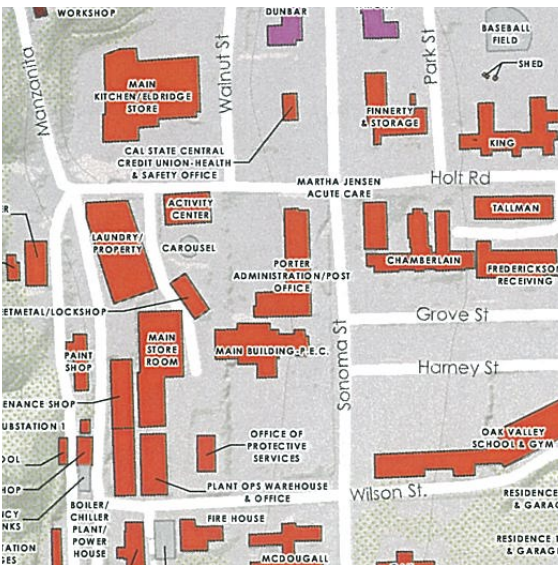
Background

The Main Building was constructed in stages with the earliest portions constructed in 1880-1891. The reinforced brick, Victorian Gothic-style Administration Building, constructed in 1908, dominates the façade and is the most prominent feature of the campus. The interior configuration of the Main Building remains largely unaltered from its original construction.

The Main Building is listed in the National Register of Historic Places and in the California Register of Historical Resources – the “centerpiece” and “focal Point” of the Sonoma Developmental Center Campus, and regarded as significant for embodying the history of the institution as a whole. The building has long defined the very identity of the institution.

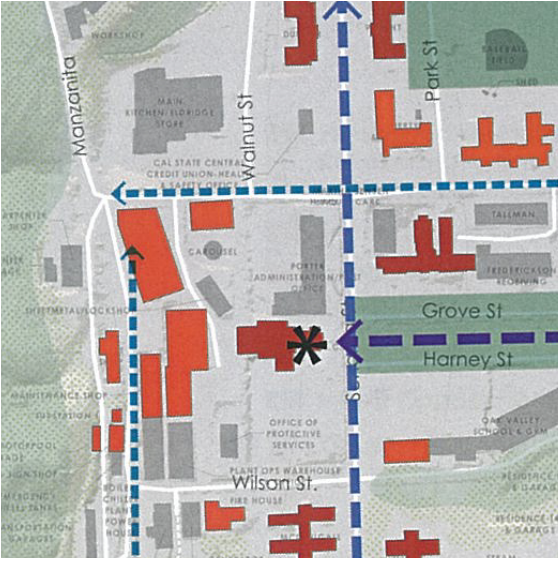
In location, feeling, and association, the building possesses strong integrity: its dominating and elegant façade and its place at the top of the main entrance road continue to convey its historical identity as an administrative center and as the focal point of campus.

Building Plan Types



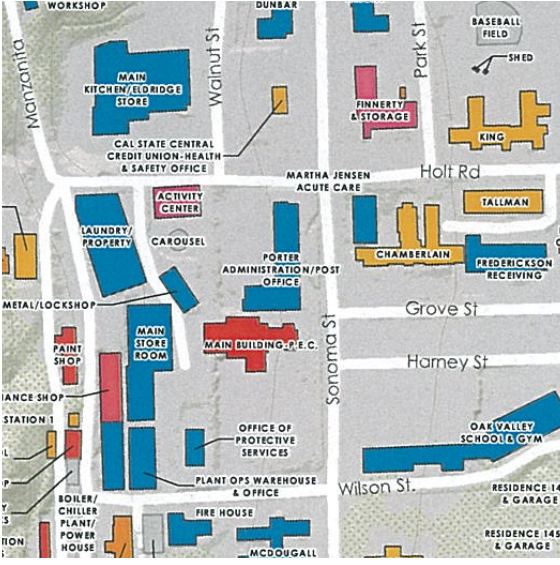
Unique

Cognitive / Experiential Ranking



Primary Architectural Quality and Relationship to Site (along main roads or axis or subdistrict)

Rapid Assessment: Composite Conditions



Poor Overall Condition with High Potential Rehab Cost

Potential for Reuse | Ranking Criteria

Critical Assessment

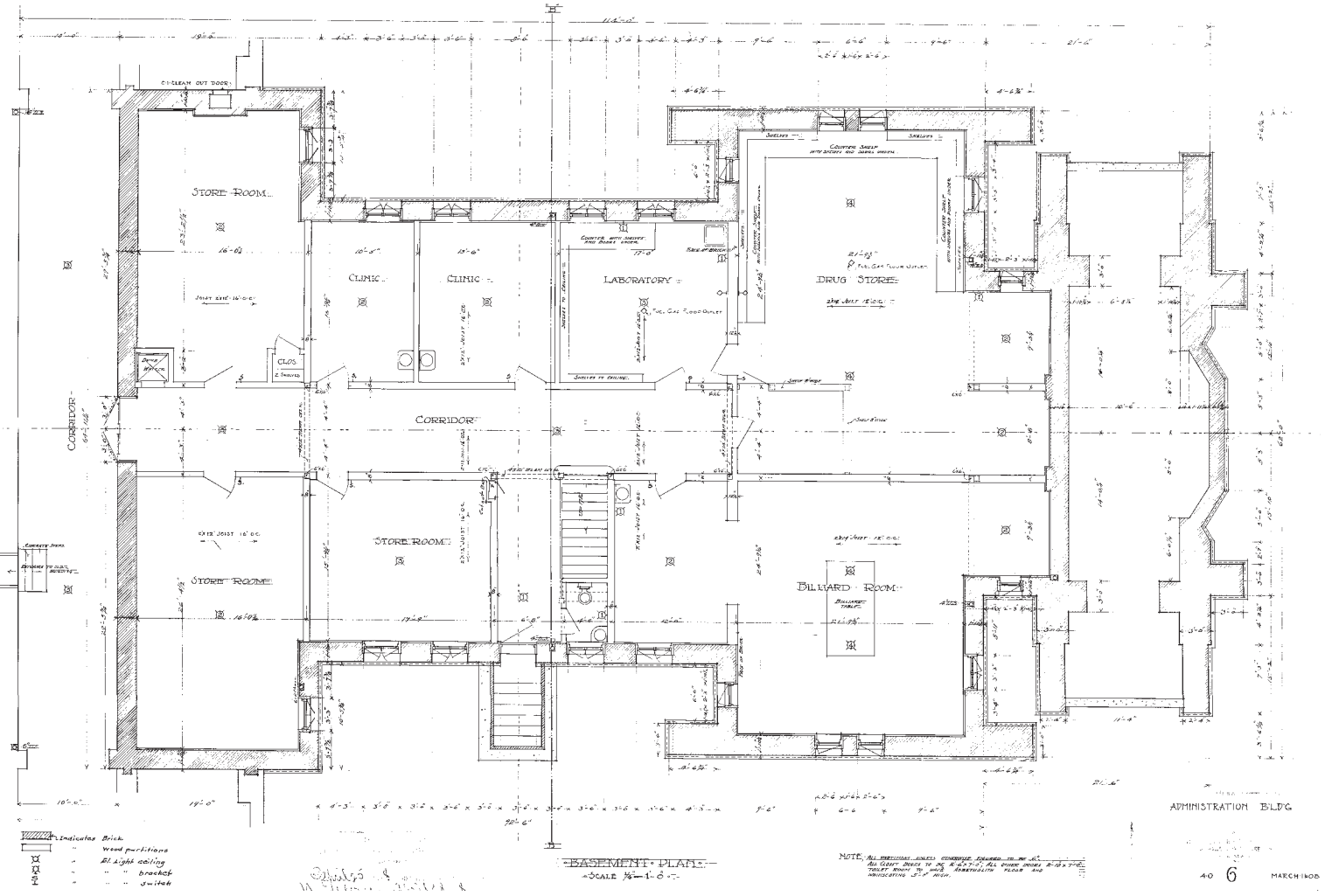
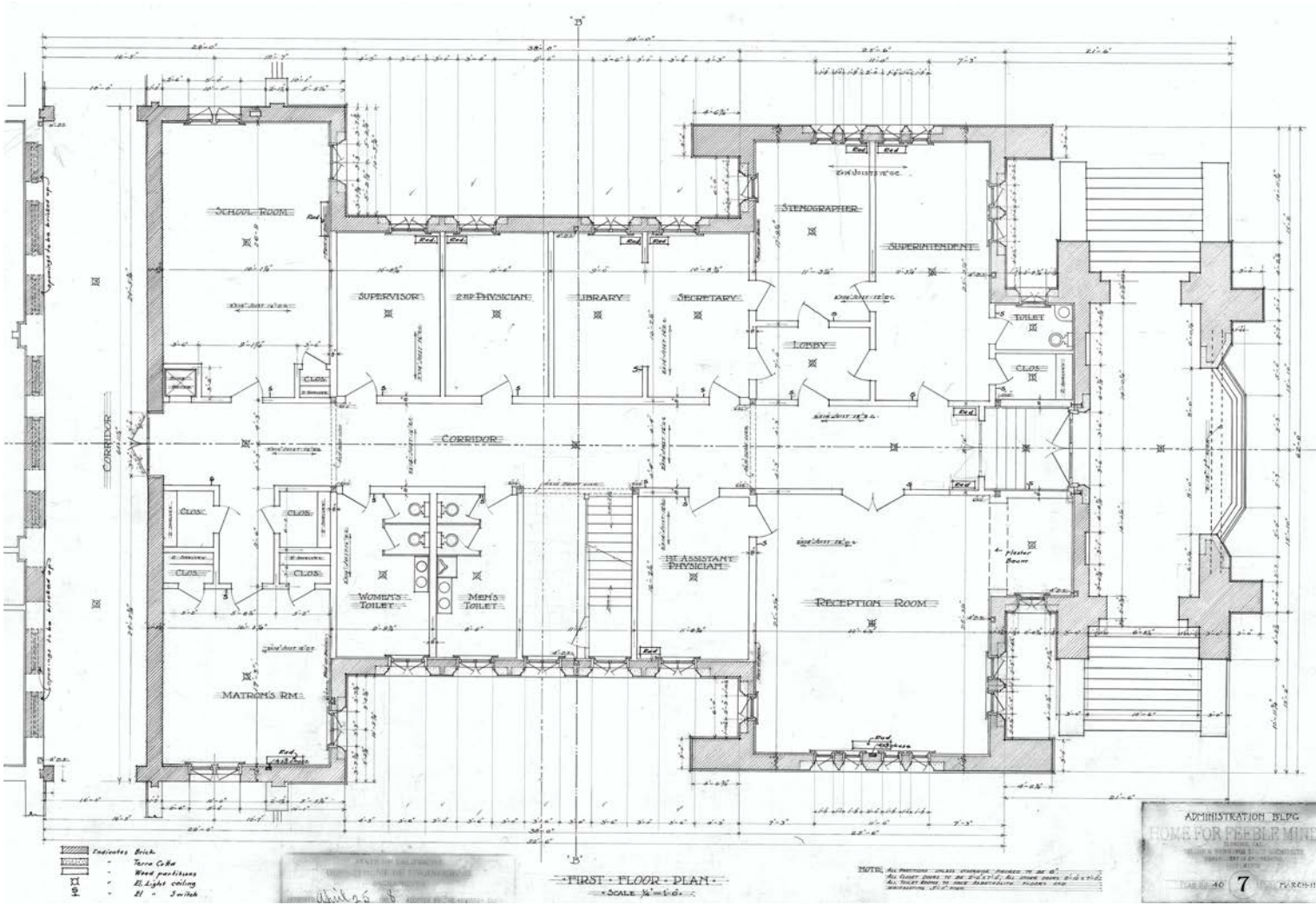
- Why Old Buildings Matter ☐☐☒
- Building Plan Type / Suitability for Use(s) ☐☐☒
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐☐☒
- Rapid Assessment: Composite Condition ☒☐☐

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐☐☒

Core Cluster
Main Building (Administration Building; Professional Education Center (PEC))

Floor Plans

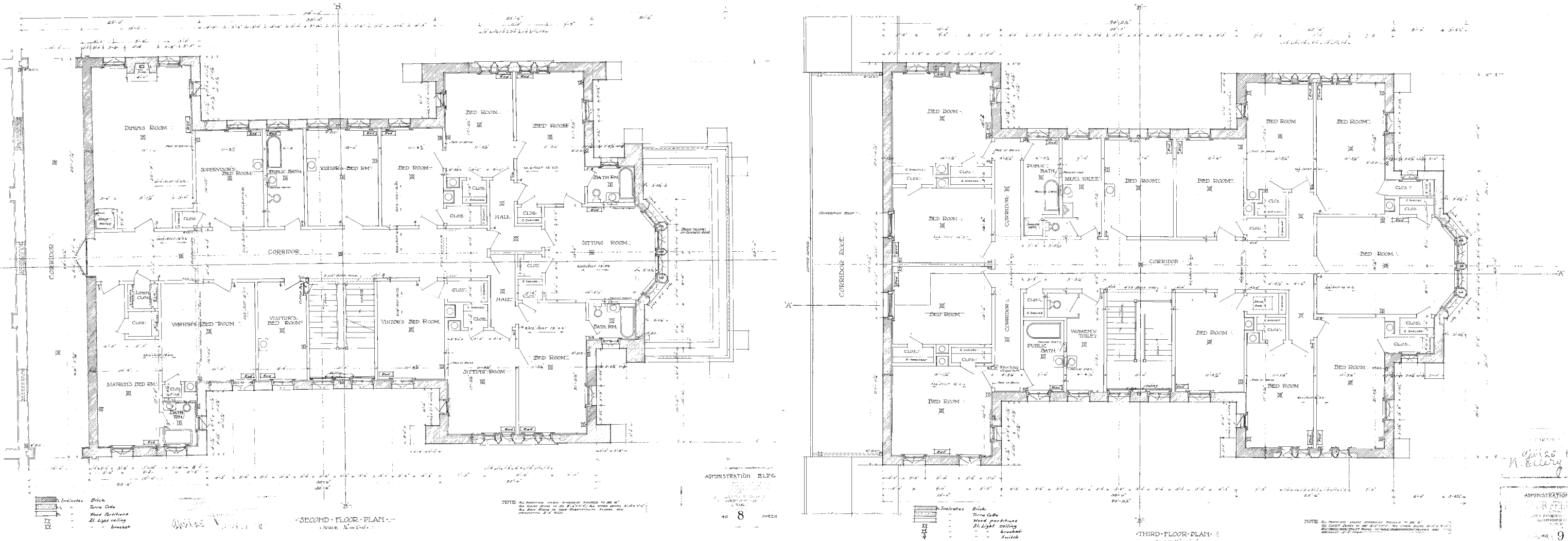


First Floor Plan | Main Building 1/16"=1'-0"

Basement Plan | Main Building 1/16"=1'-0"

Core Cluster
Main Building (Administration Building, Professional Education Center (PEC))

Floor Plans

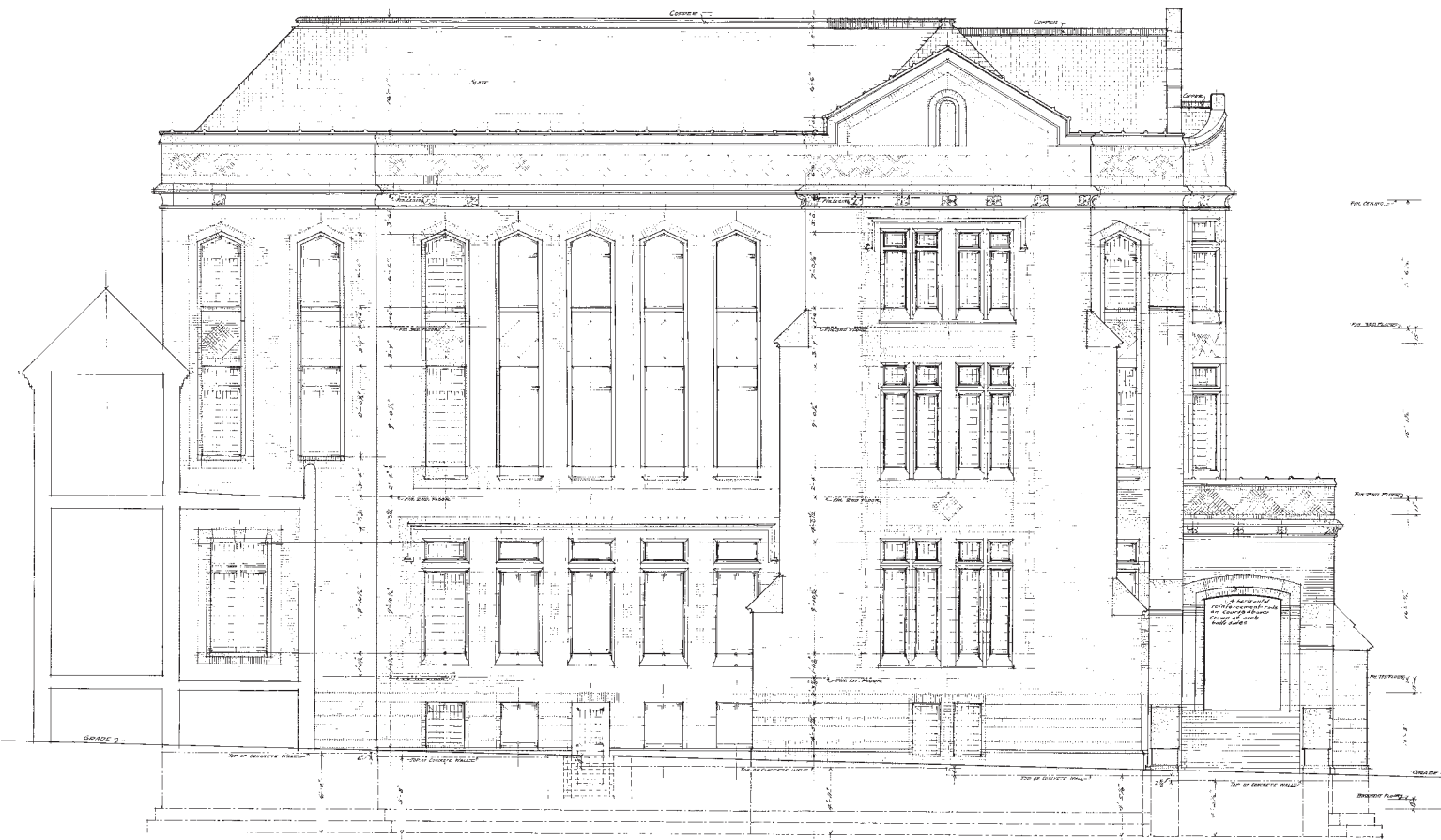


Second Floor Plan | Main Building 1/16"=1'-0"

Third Floor Plan(Abandoned) | Main Building 1/16"=1'-0"

Core Cluster
Main Building (Administration Building; Professional Education Center (PEC))

Elevations



Front Elevation | Main Building 1/16"=1'-0"

South Elevation | Main Building 1/16"=1'-0"

Core Cluster
Porter Administration Building and Eldridge Post Office

Aerial View



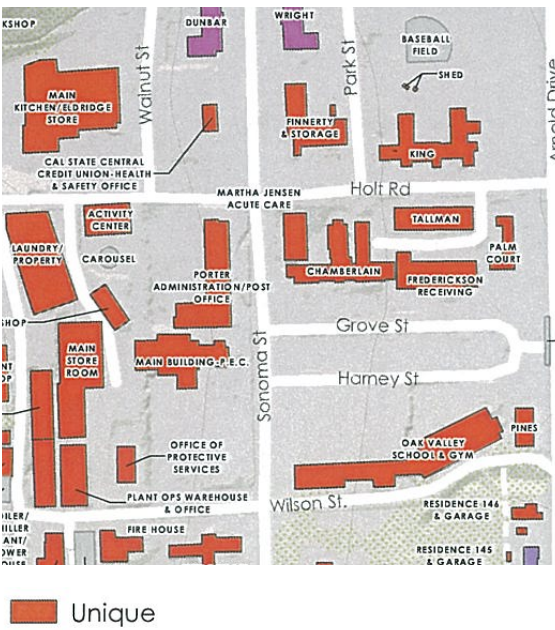
Year Built: 1959

Background

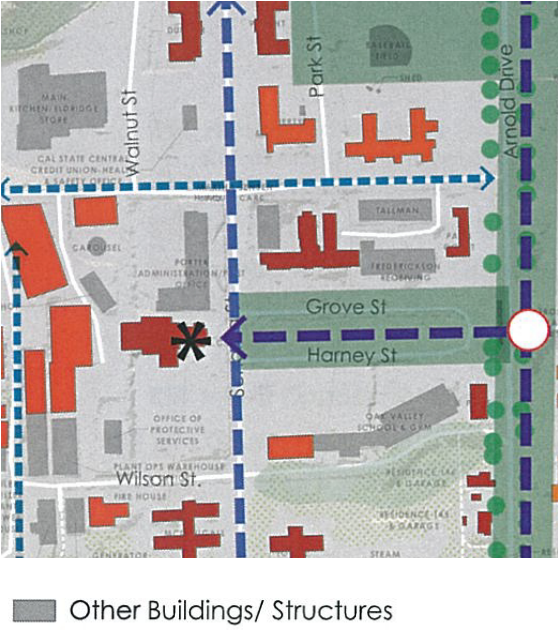
The Porter Administration Building and Eldridge Post office is a 29,528-square foot, two-story International Style building with an L-shaped footprint. The second floor housed the Medical Records Center, and the south wing housed the Eldridge Post Office.

The International Style expressed an optimism about the future and a desire to depart from conventional modes of thinking. As a subset of Modernism, the International Style was distinguished by its rectangular forms, taut planar surfaces, cantilevered elements, and the free use of glass and steel. Exterior modifications have diminished the building's integrity of design, workmanship, and materials. However, the Porter Administration Building retains integrity of association, setting, feeling, and location.

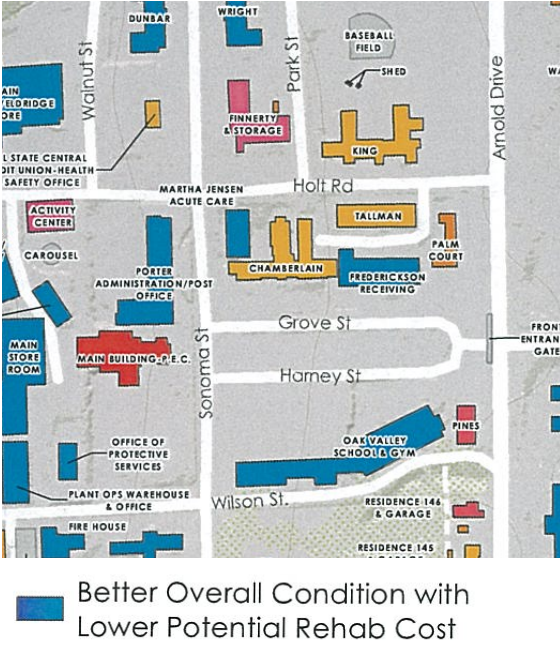
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Potential for Reuse | Ranking Criteria

Critical Assessment

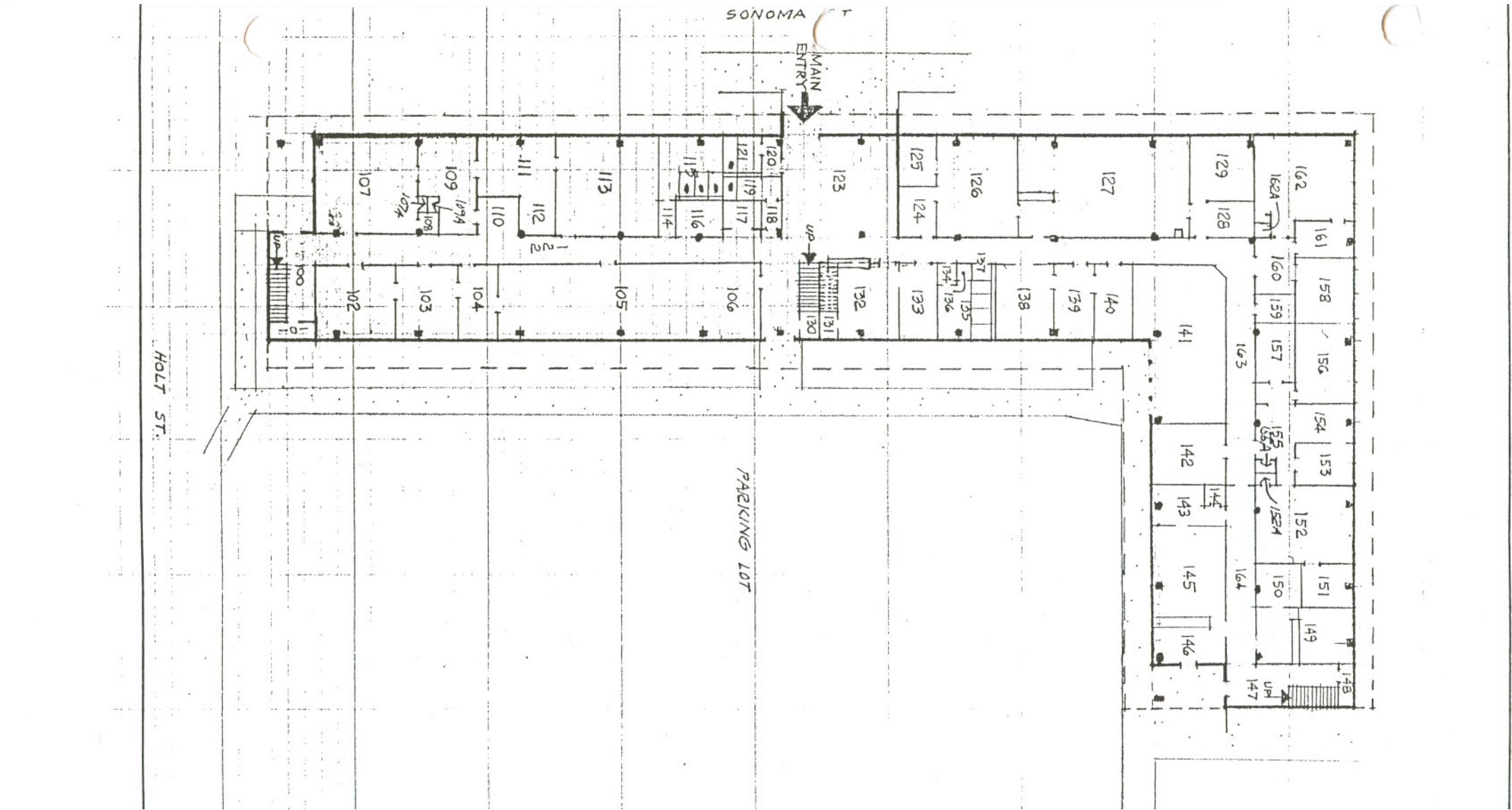
- Why Old Buildings Matter ☒ ☐ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
- community amenities (arts, community services, recreation); institutional (higher education, medical campus)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☒ ☐ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Core Cluster
Porter Administration Building and Eldridge Post Office

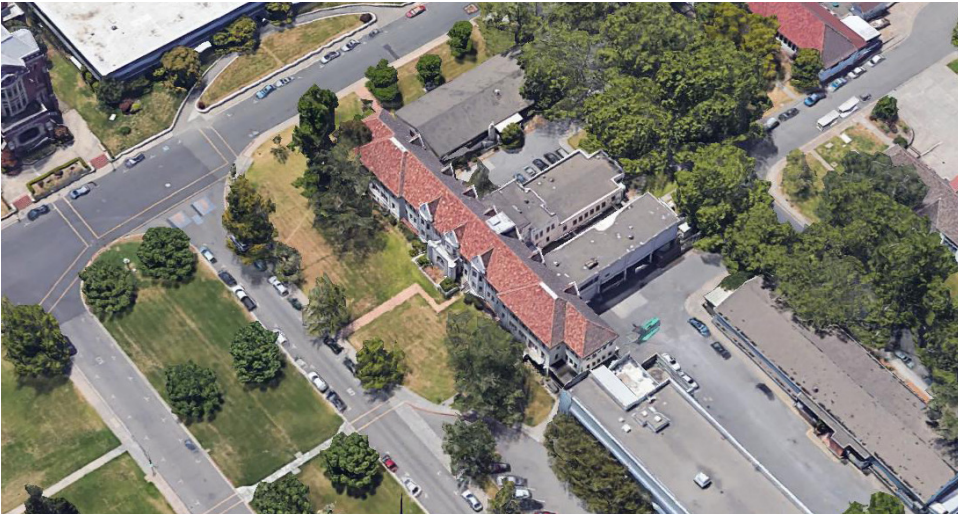
Original Floor Plan



Floor Plan | Porter Administration Building and Eldridge Post Office Not To Scale

Core Cluster
Chamberlain Hospital

Aerial View



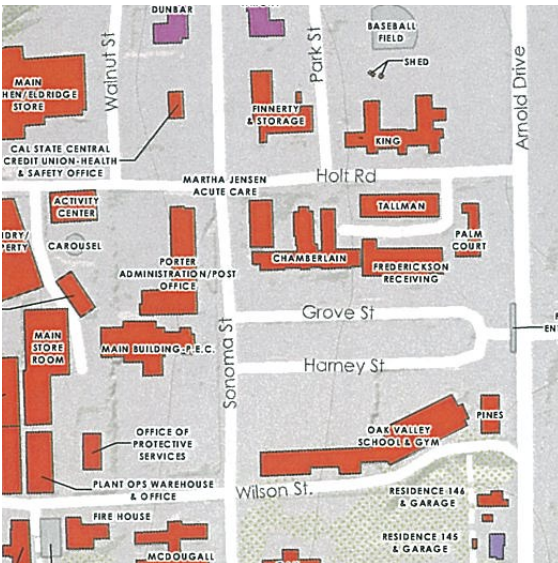
Year Built: c.1890-1908

Background

Chamberlain Hospital, a 37,393-square-foot, three-story with basement, stucco-clad concrete, French Eclectic-style building, oriented south towards Harney Street in the center of the main campus, was built in 1931 as a state-of-the-art hospital. Two perpendicular wings, Chamberlain Lab and the X-Ray Building, were added to the rear between 1954 and 1964.

While Chamberlain Hospital has experienced a number of alterations since its construction, it retains sufficient integrity to the Sonoma State Home Historic District period of significance (1889-1949) to convey its significance as a district contributor.

Building Plan Types



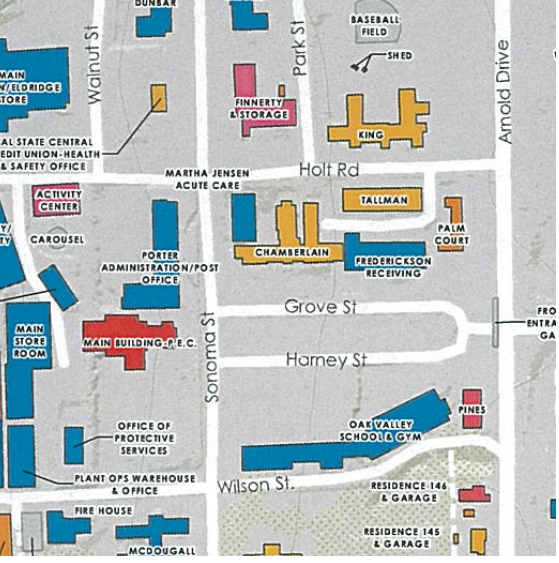
Unique

Cognitive / Experiential Ranking



Primary Architectural Quality and Relationship to Site (along main roads or axis or subdistrict)

Rapid Assessment: Composite Conditions



Moderate Overall Condition w Mid-Range Potential Rehab Cc

Potential for Reuse | Ranking Criteria

1 2 3

Critical Assessment

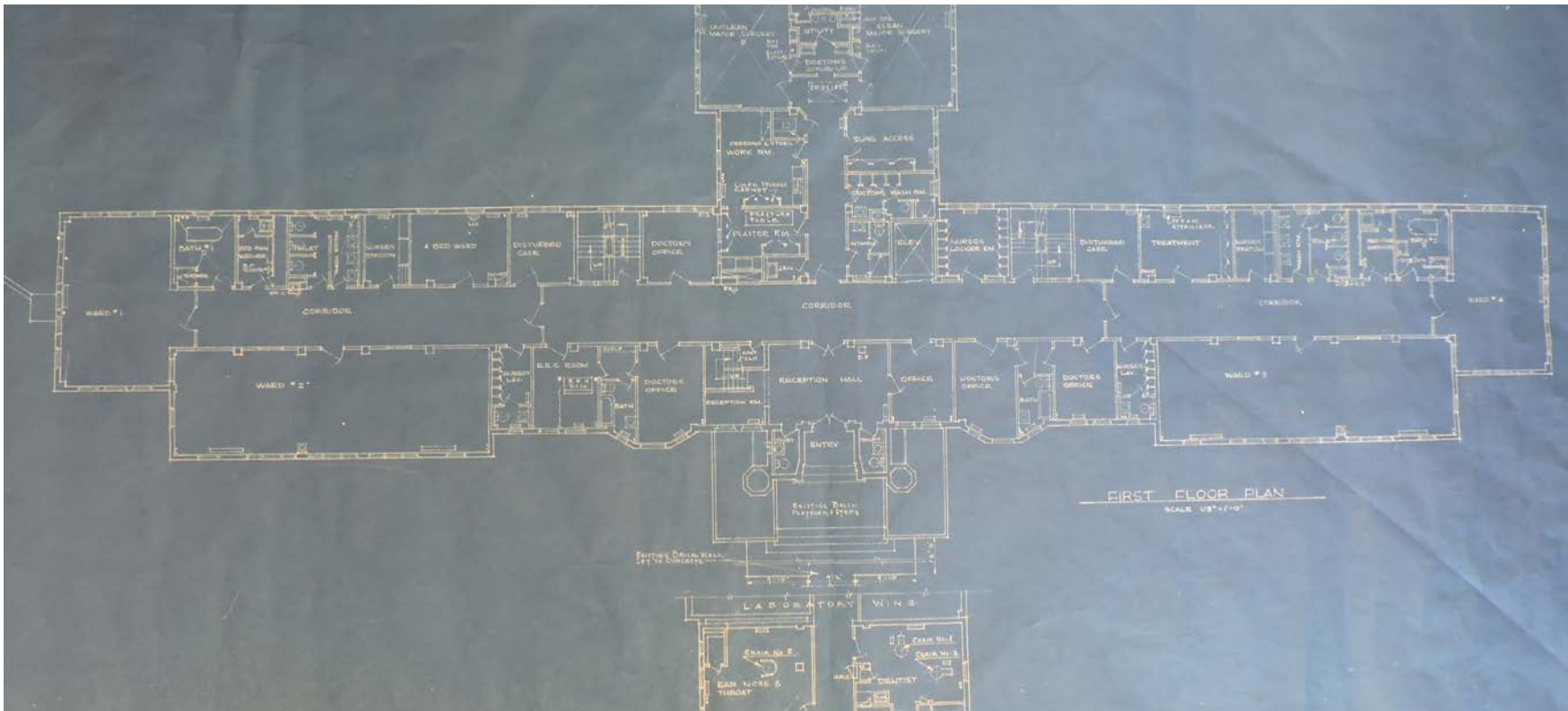
- Why Old Buildings Matter ☐ ☐ ☒
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☐ ☒
- Rapid Assessment: Composite Condition ☐ ☒ ☐

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☐ ☒

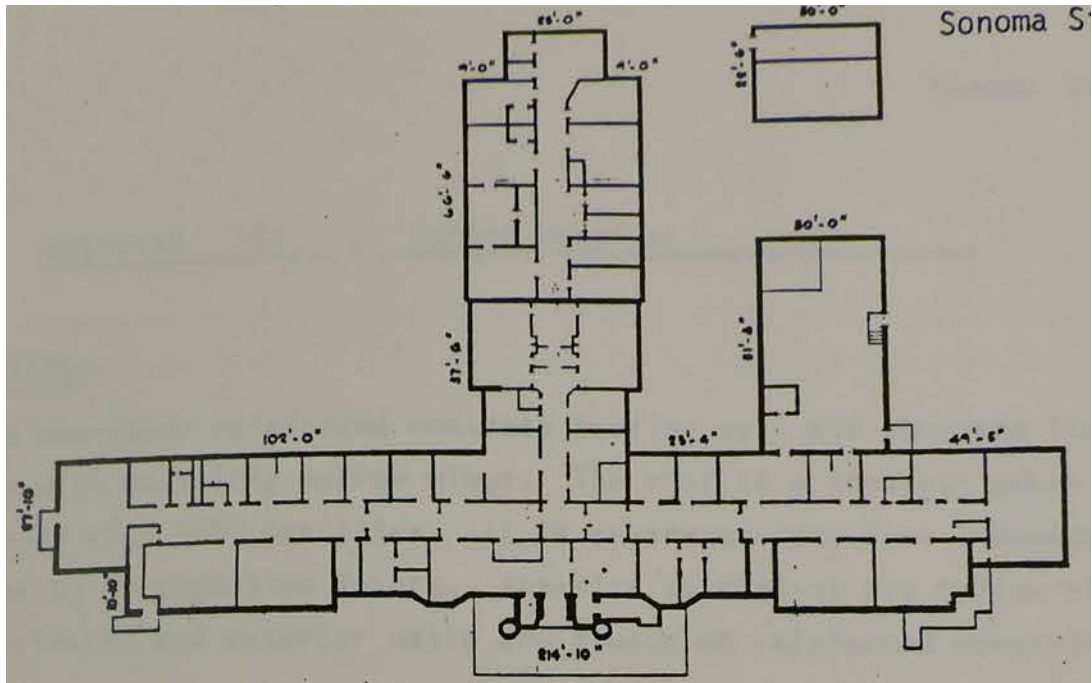
Core Cluster
Chamberlain Hospital

Original Floor Plan

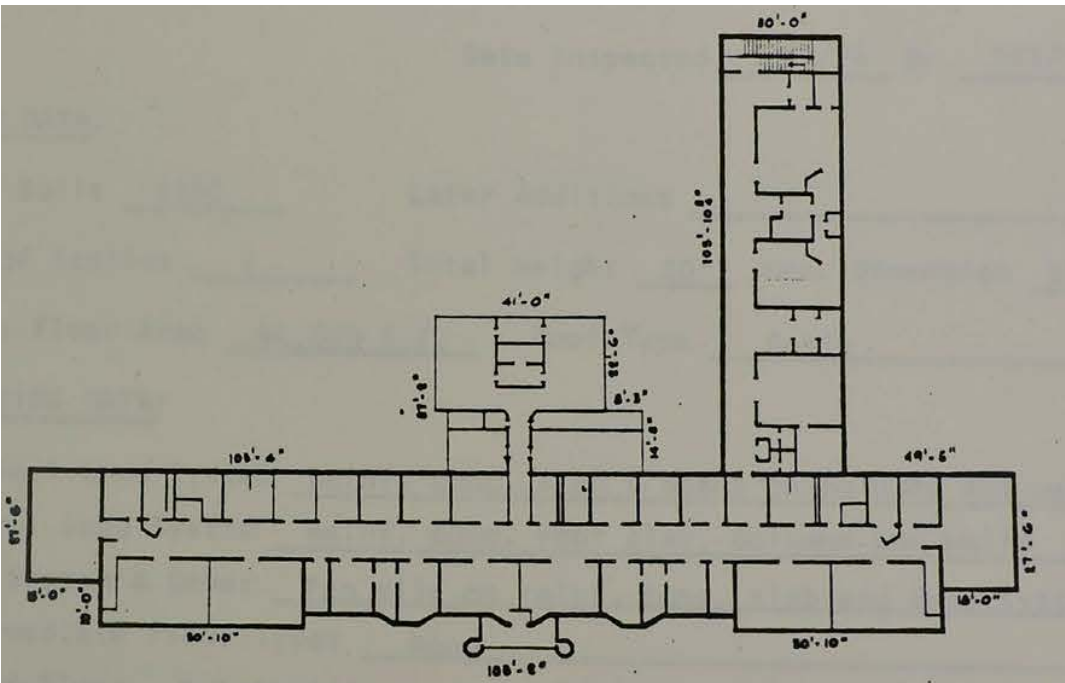


First Floor Plan | Chamberlain Not To Scale

Remodeled Floor Plans



First Floor Plan | Chamberlain Not To Scale



Second Floor Plan | Chamberlain Not To Scale

Core Cluster
Frederickson Receiving Center

Aerial View



Year Built: 1958

Background

The Frederick Receiving Center is a 42,946-square foot, three-story, Modern-style building oriented southeast towards Harney Street in the center of the original main campus. Institutions favored Modernism because it offered a forward-looking, even futuristic, aesthetic while retaining a focus on efficiency, economy, quick construction, and functionality.

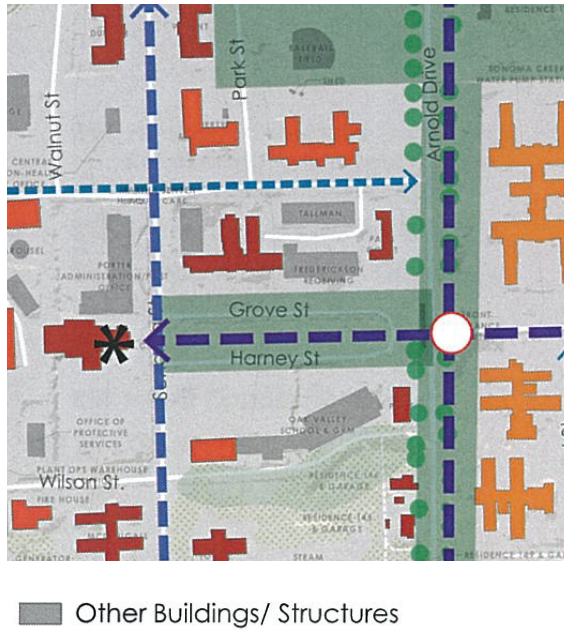
The building was constructed to receive, diagnose, and house incoming patients until they were assigned to the appropriate ward based on their therapeutic needs. The new building also featured testing and treatment units, ancillary staff offices, a research laboratory, an occupational therapy unit, a play area, a service dining area, and an outdoor recreation area. In 2016, the building housed offices, a clinic, and the institutional pharmacy.

Although the building lacks historic significance, aside from the incorporation of ridged metal window awnings in the mid-1960s, the Frederickson Receiving Center appears unaltered since its construction; it appears to retain integrity of materials, design, workmanship, feeling, association, setting, and location.

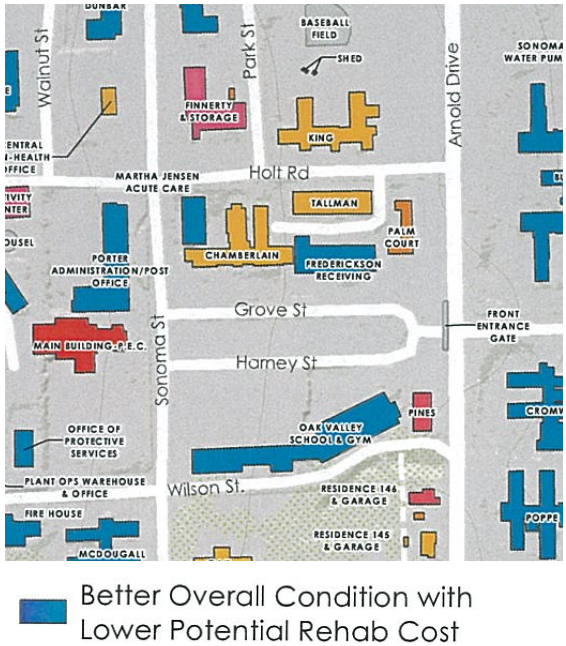
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Potential for Reuse | Ranking Criteria

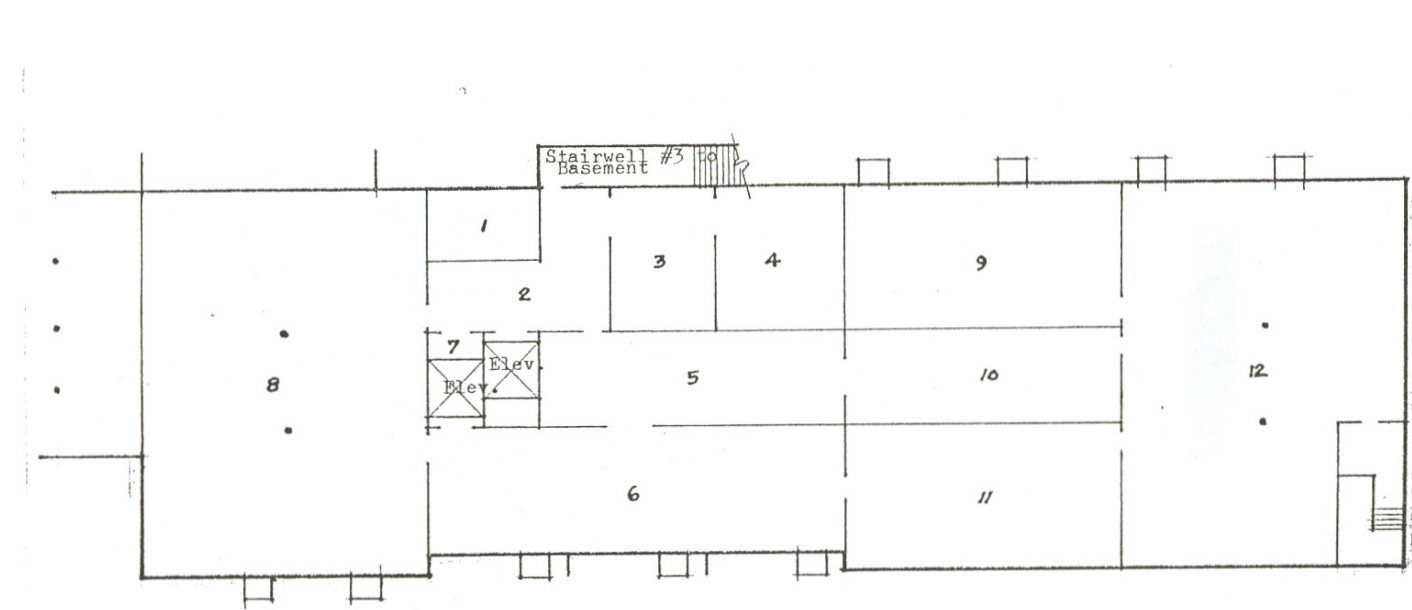
Critical Assessment

- Why Old Buildings Matter ☒ ☐ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
- community amenities (arts, community services, recreation); institutional (higher education, medical campus)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

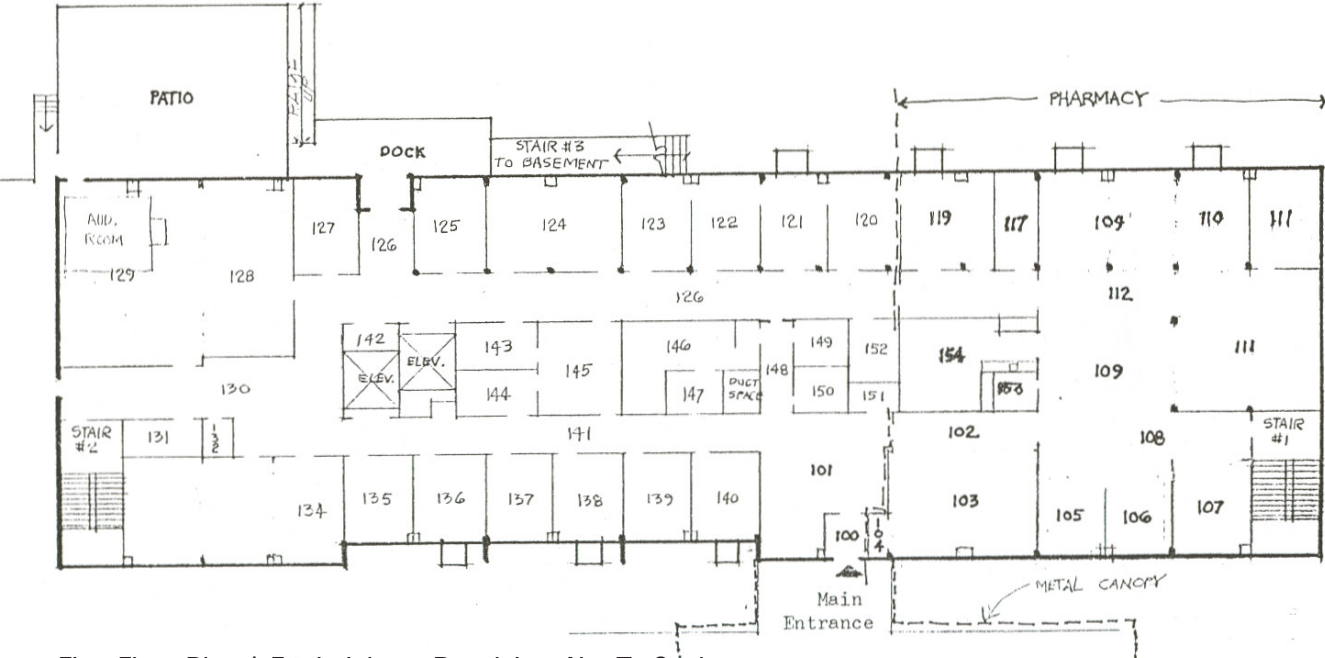
Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

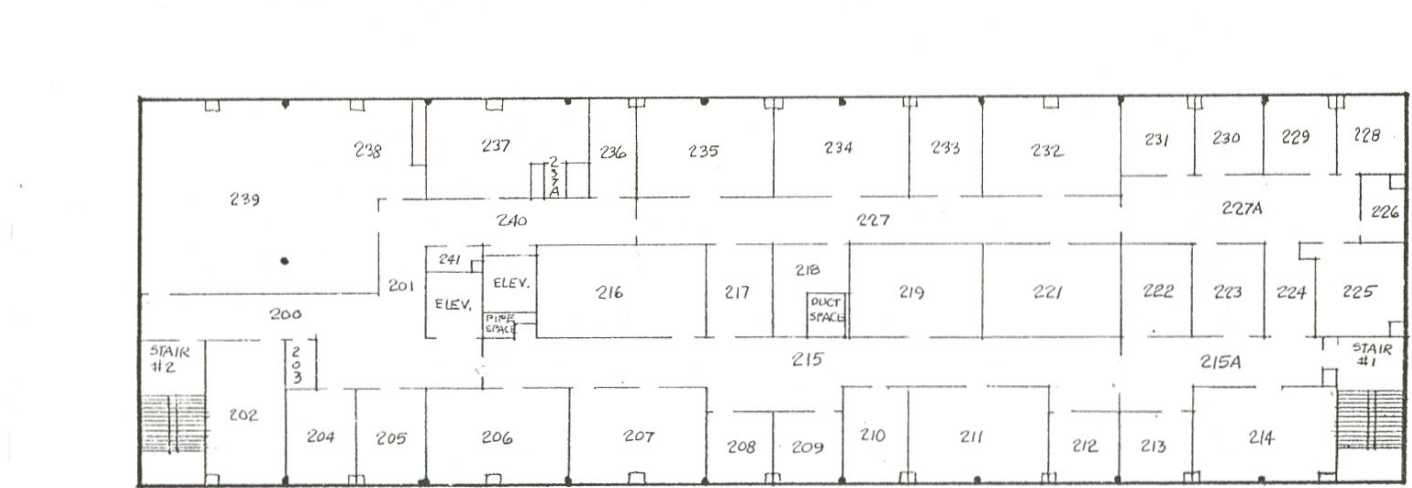
Core Cluster
Frederickson Receiving Center



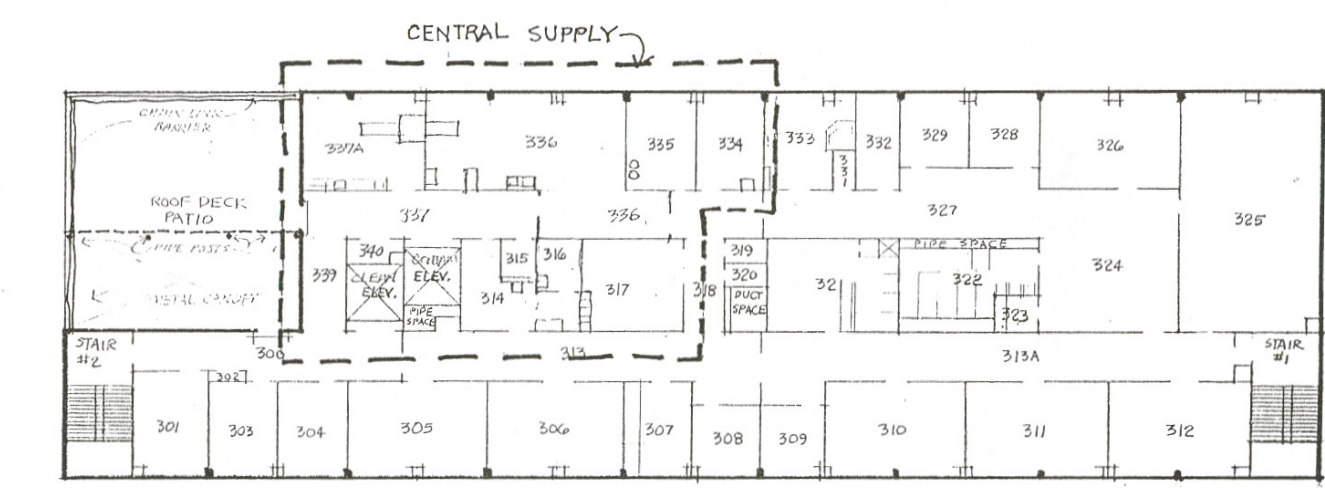
Basement Plan | Frederickson Receiving Not To Scale



First Floor Plan | Frederickson Receiving Not To Scale



Second Floor Plan | Frederickson Receiving Not To Scale



Third Floor Plan | Frederickson Receiving Not To Scale



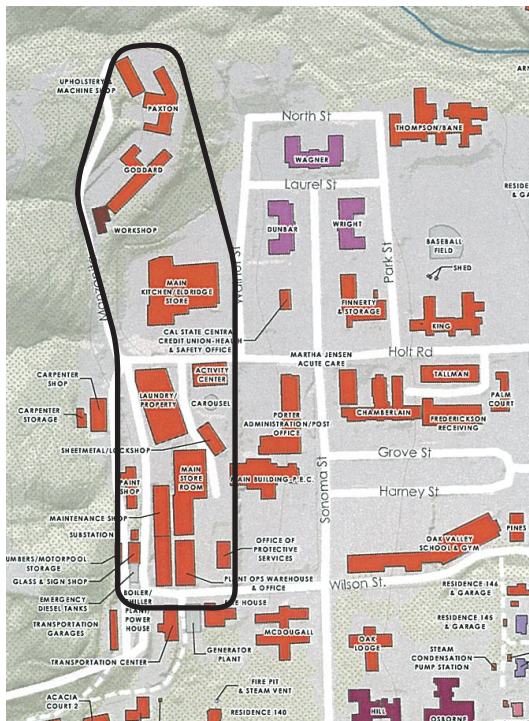
Main Kitchen and Eldridge Store
Source: Google Earth

Utilitarian Cluster
Main Kitchen and Elderidge Store, Goddard Cottage, Paxton Cottage and The Upholstery and Machine shop

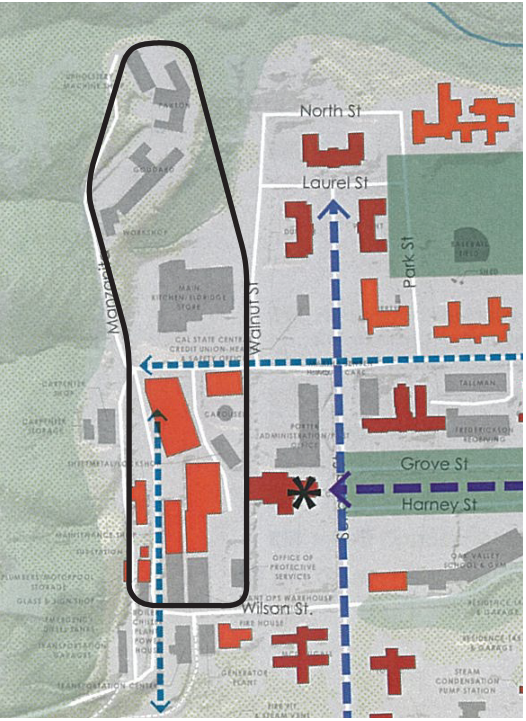
Aerial View



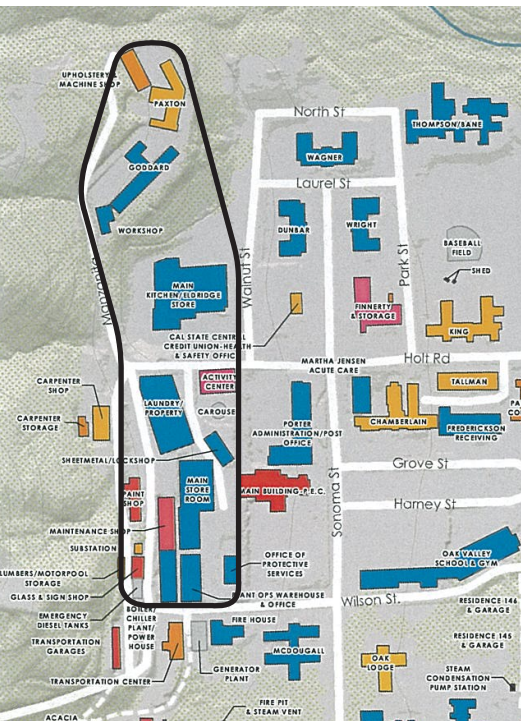
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Background

The *Utilitarian Cluster*, maintenance facilities and shop buildings located behind (west of) the original Kirkbride building and centered above the entry drive, are tightly grouped along Eucalyptus and Palm Streets.

HRIER Sonoma Developmental center – October 2019

Maintenance and Shops Buildings – The surviving administrative wing of the original Kirkbride hospital is the defining element in this collection. Clustered behind this building is a set of mixed-aged maintenance facilities. Brick industrial-styled buildings from the period of significance contribute to the

district, while the more recent pre-fab sheds do not. An ornate Tudor-Revival firehouse, a 1918 carousel, and a small Craftsman gymnasium surround this cluster on north and south ends. Prominent non-contributing elements are the 1959 Modern-style Porter Administration building (here grouped with the Core Cluster) and the large and ungainly 1954 Main Kitchen complex. While the kitchen complex has some Modern design elements, it is a utilitarian building set in an inconspicuous location and aesthetic concerns were plainly secondary to its functional role.

We have expanded the Utilitarian Cluster to include Paxton and Goddard Cottages.

Utilitarian Cluster
Main Kitchen and Eldridge Store

Aerial View



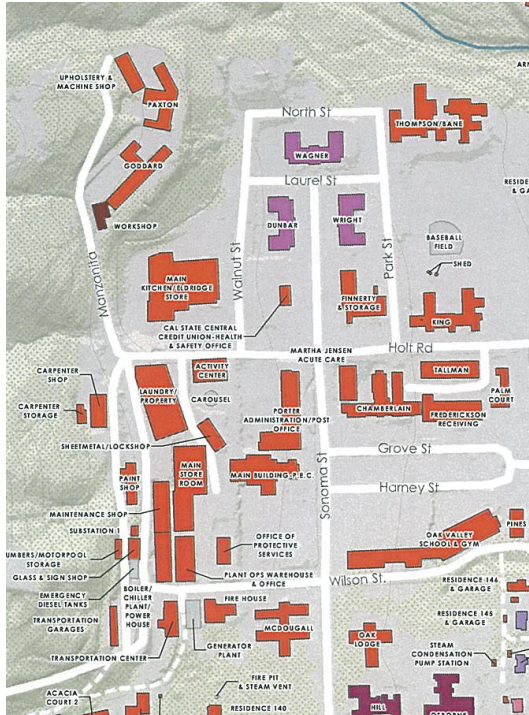
Year Built: 1954

Background

The Main Kitchen and Eldridge Store, two units comprising an approximately 38,220-square-foot, single-story, concrete, Modern-style, multipart building was constructed in 1954. The facility included a large kitchen, a bakery, a butcher shop, a vegetable preparation room, a scullery, and refrigeration and storage spaces, all equipped with state-of-the-art culinary technology.

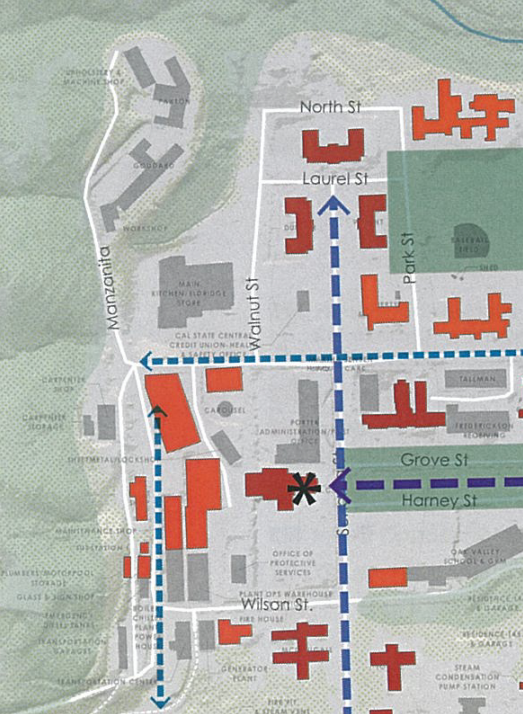
While the Main Kitchen Building is located within the boundaries of the Sonoma State Home Historic District, it was constructed outside of the district’s period of significance, and thus does not contribute to the district. The main Kitchen and Eldridge Store does retain its integrity of association, setting, and location.

Building Plan Types



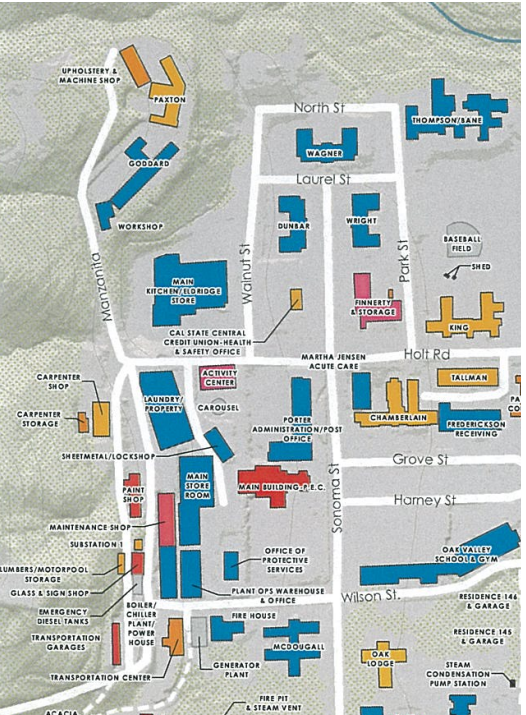
Unique

Cognitive / Experiential Ranking



Other Buildings/ Structures

Rapid Assessment: Composite Conditions



Better Overall Condition with Lower Potential Rehab Cost

Potential for Reuse | Ranking Criteria

Critical Assessment

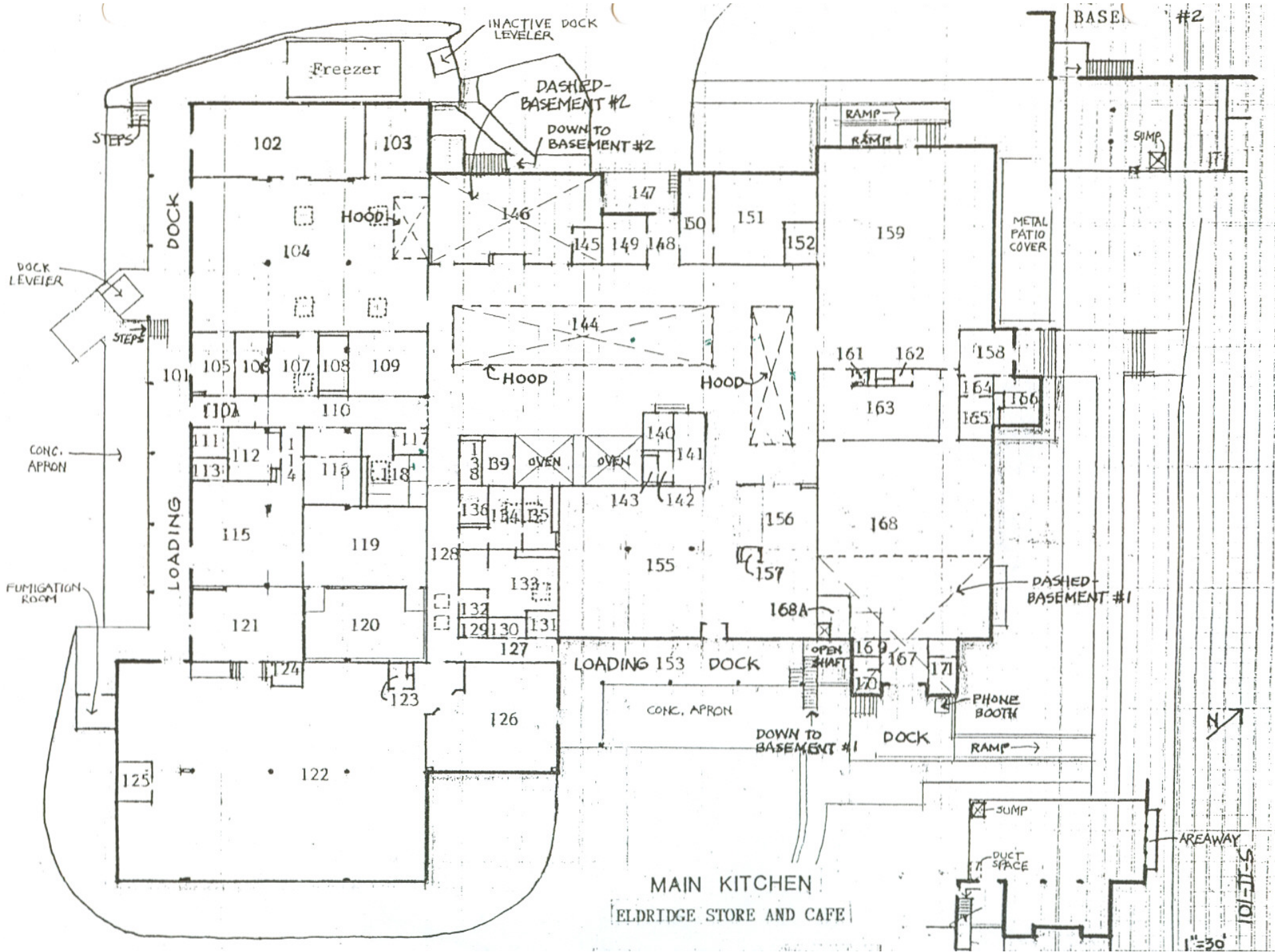
- Why Old Buildings Matter ☐ ☒ ☐
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Utilitarian Cluster
Main Kitchen and Elderidge Store

Floor Plan



Floor Plan | Main Kitchen Not To Scale

Interior View



Utilitarian Cluster
Goddard Cottage

Aerial View



Year Built: 1939/1945

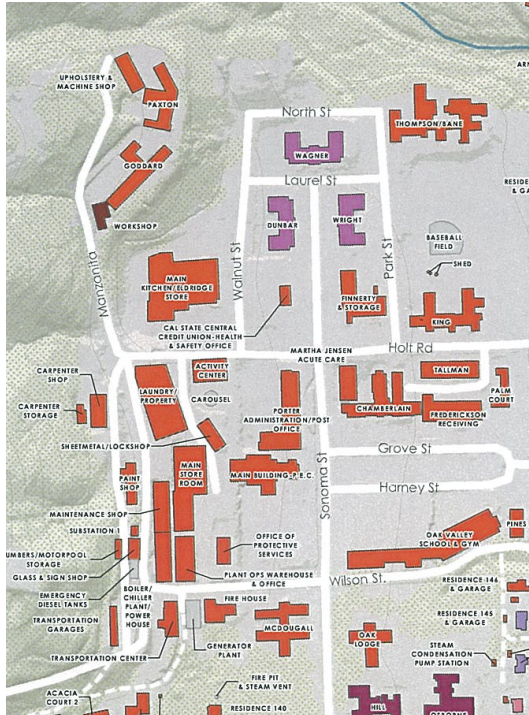
Background

Goddard Cottage, an 11,968-square-foot, single-story, English Cottage-style building built in 1939, originally served as the “Boys Detention Cottage” and housed the institution’s most violent young male delinquents. As a detention facility for delinquent teenage boys – a population targeted by eugenicists for sterilization – the building and its attendant occupational rehabilitation facility played supporting roles in implementing the eugenic sterilization program. A survey of the interior public areas includes a large, open common area, which features concrete flooring and a high-vaulted ceiling with exposed rafters and support beams. The space appears to currently serve as an exercise and storage area. The 2,568-square-foot, single-story workshop constructed in the same style in 1945 is connected to Goddard Cottage.

Goddard Cottage retains sufficient integrity to the Sonoma State Home Historic District period of significance (1889-1949) to convey its significance as a district contributor.

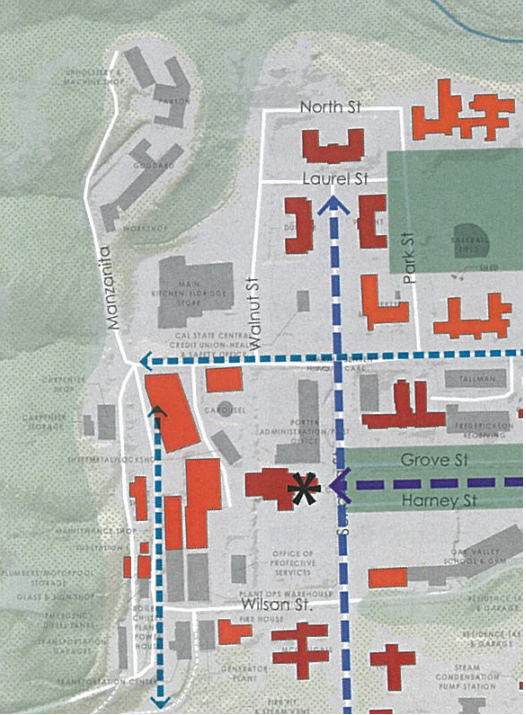
By 1952, patients posing serious security risks had been transferred to other State Hospitals. As a result, the maximum-security detention cottage was ultimately repurposed. By 1962, Goddard Cottage operated as a ward for teenage girls. In the 1970s, it was used as a child development facility, and later housed the Adaptive Engineering Shop and Offices.

Building Plan Types



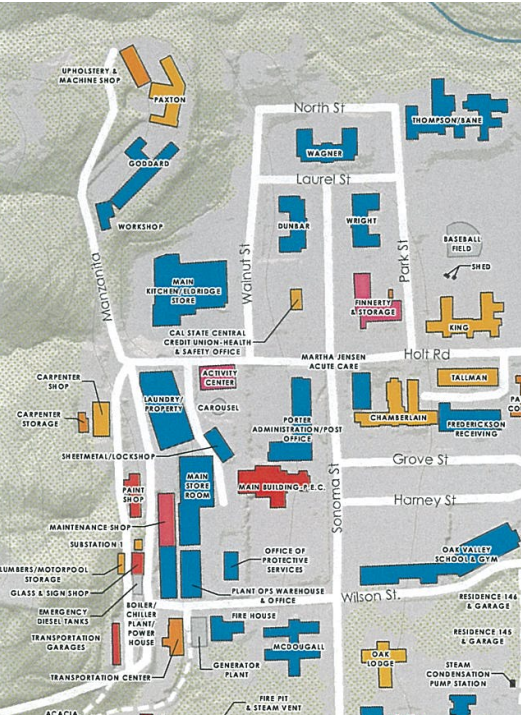
Unique

Cognitive / Experiential Ranking



Other Buildings/ Structures

Rapid Assessment: Composite Conditions



Better Overall Condition with Lower Potential Rehab Cost

Potential for Reuse | Ranking Criteria

Critical Assessment

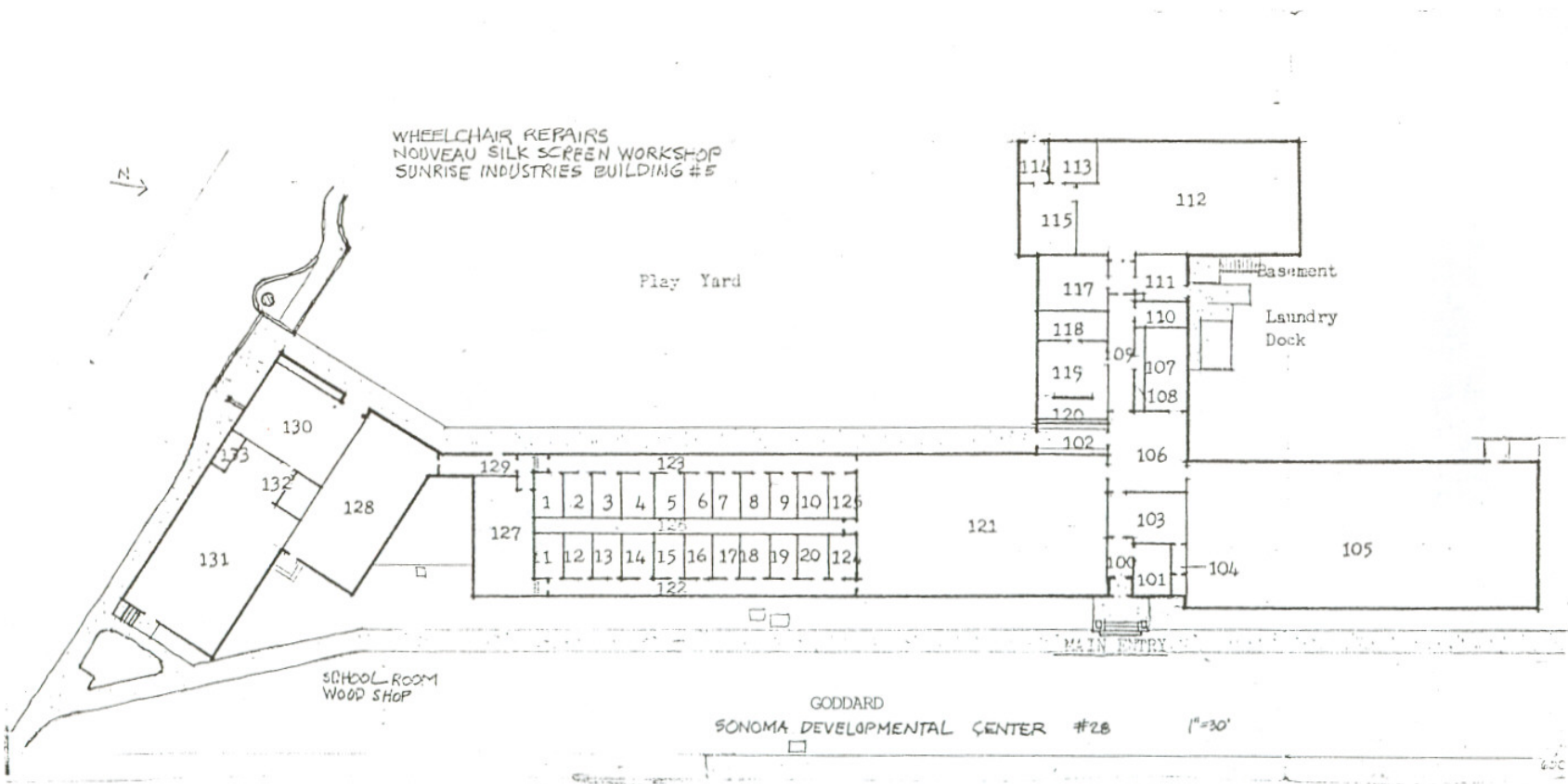
- Why Old Buildings Matter ☐ ☒ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
- commercial and industrial (retail, local-serving office, small-scale manufacturing and artisan workshops, flex space)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Utilitarian Cluster
Goddard Cottage

Floor Plan



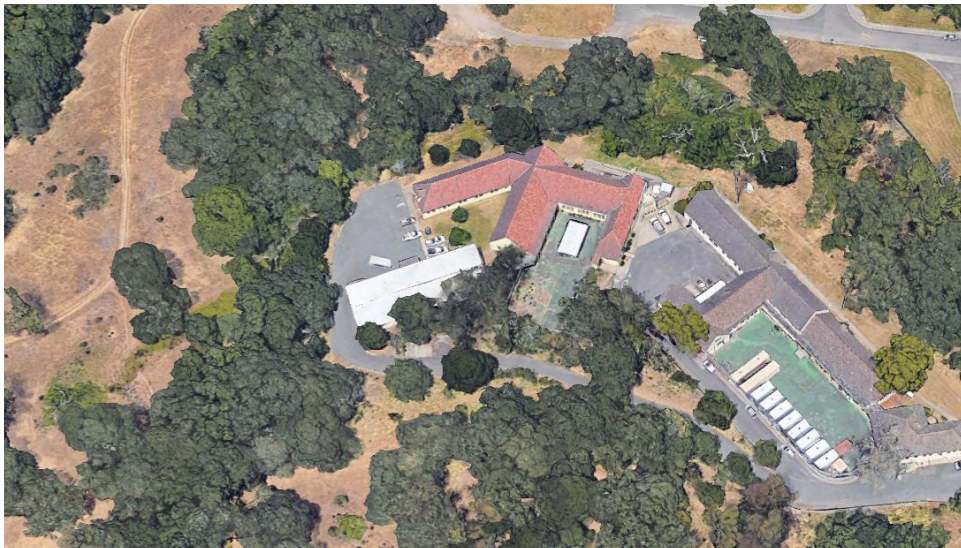
Floor Plan | Goddard 1/32" = 1'-0"

Interior View



Utilitarian Cluster
Paxton Cottage and The Upholstery and Machine shop

Aerial View



Year Built: 1934/1945

Background

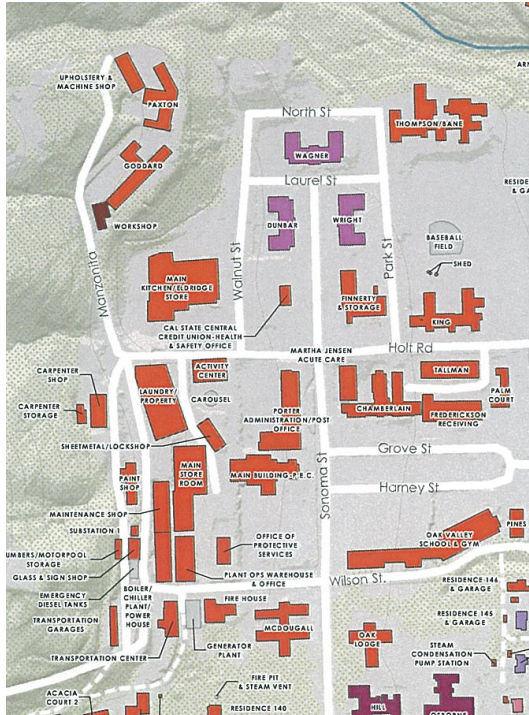
Paxton Cottage and the Upholstery & Machine Shop (Utilitarian-style) were built in 1934 and 1945, respectively. Paxton Cottage was redesigned to supplement Goddard Cottage as a maximum-security ward for delinquent teenage boys, a population explicitly targeted by eugenicists for sterilization. The Machine Shop is a 6,720-square-foot, two-story, concrete industrial building.

Paxton Cottage and the Upholstery & Machine Shop both retain sufficient integrity to the Sonoma State Home Historic District period of significance (1889-1949) to convey their significance as district contributors.

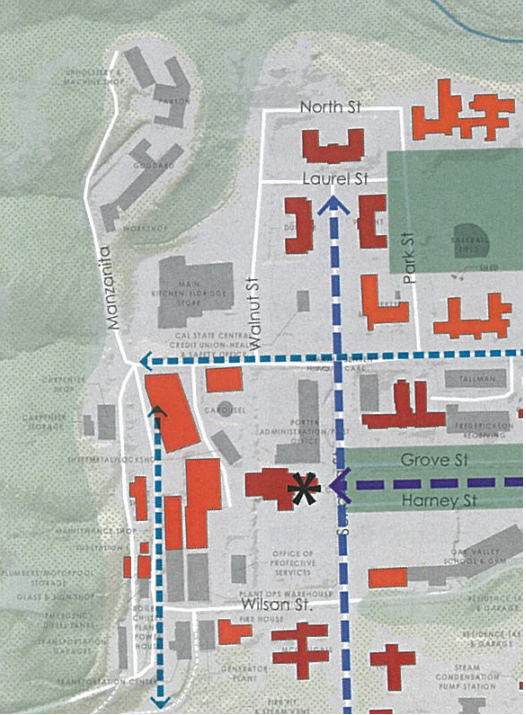
Character-defining features of Paxton Cottage and the Upholstery & Machine Shop include those features that date to the district’s period of significance; the buildings’ location in the northwest quadrant of the main campus; their general setting; and the English Cottage-style and Utilitarian architectural details.

By 1952, patients had been transferred to other State Hospitals. The building was later occupied by Adaptive Engineering Shops and Offices.

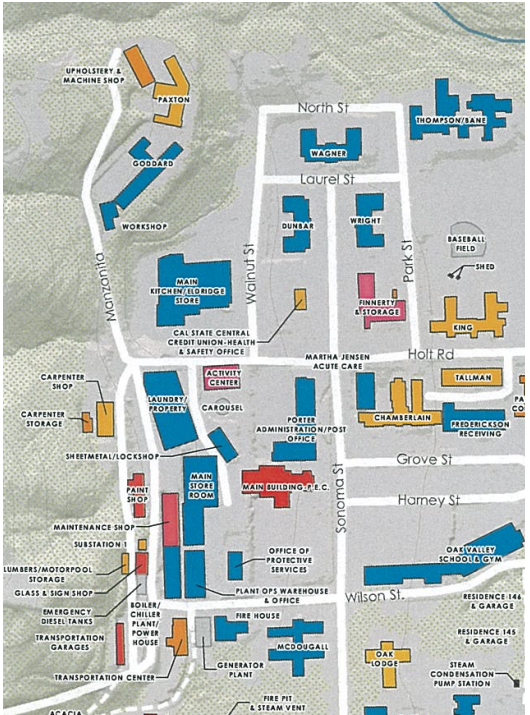
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Potential for Reuse | Ranking Criteria

Critical Assessment

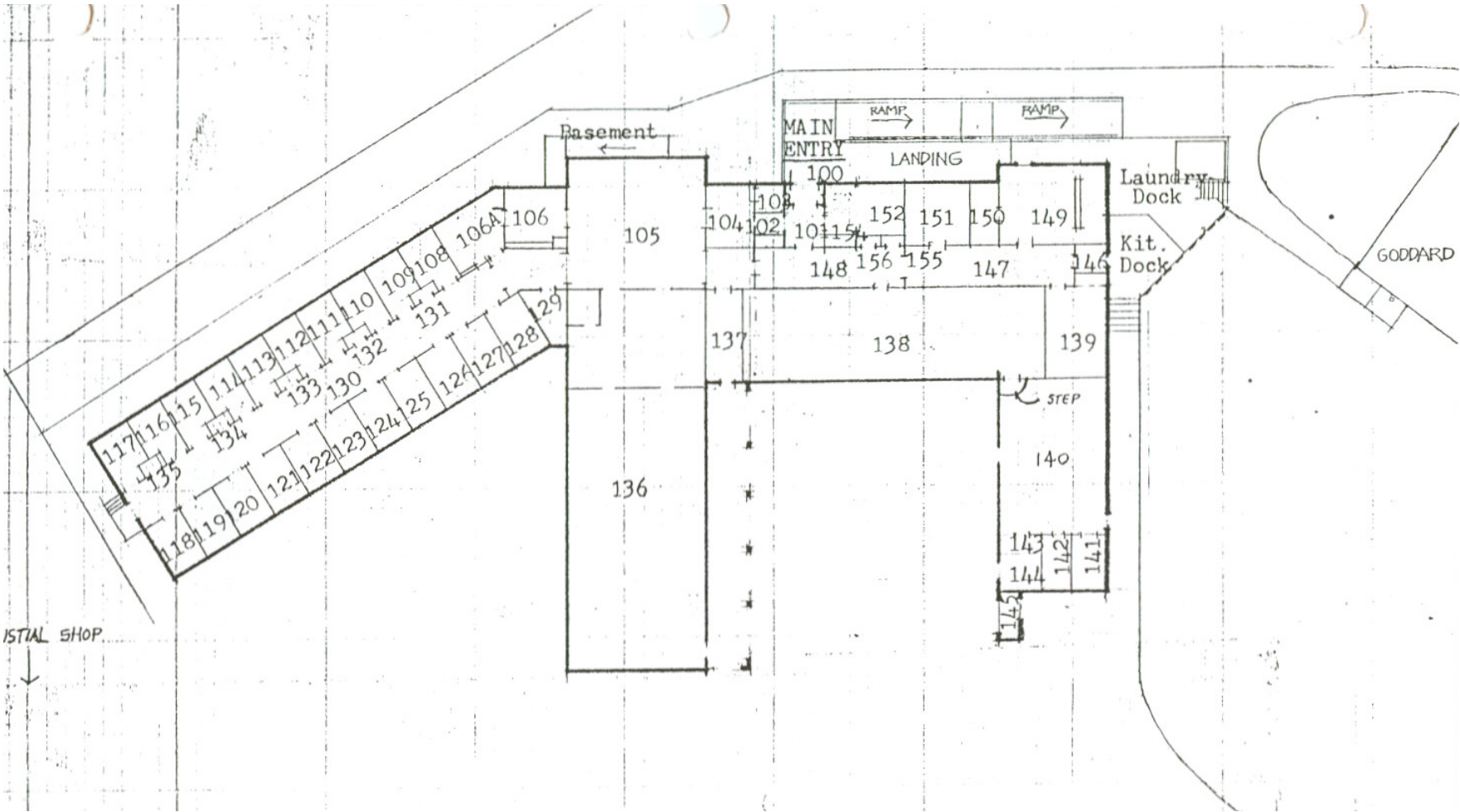
- Why Old Buildings Matter ☐ ☒ ☐
Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
commercial and industrial (retail, local-serving office, small-scale manufacturing and artisan workshops, flex space)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☒ ☐ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Utilitarian Cluster
Paxton Cottage and The Upholstery and Machine shop

Floor Plan



Floor Plan | Paxton 1/32"=1'-0"

Interior View



Unique Plan
Butler Hospital

Aerial View



Year Built: c.1951

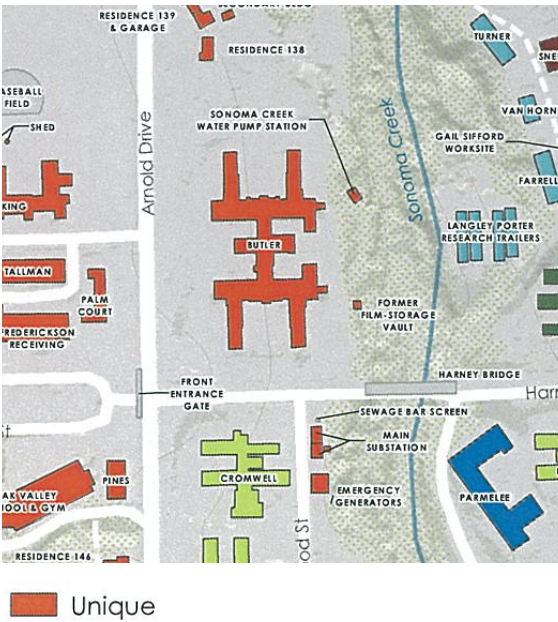
Background

Butler Hospital is a 13,218-square-foot, single story, French Eclectic-style structure with irregular footprint. The Butler Hospital was originally designed in 1950 by the Division of Architecture under the direction of State Architect Anson Boyd and was constructed in 1951. The building’s architecture represents a transition away from the Cottage Plan featuring winged units commonly seen in mental health institutions after World War II. The building housed 171 beds and functioned as a tuberculosis hospital.

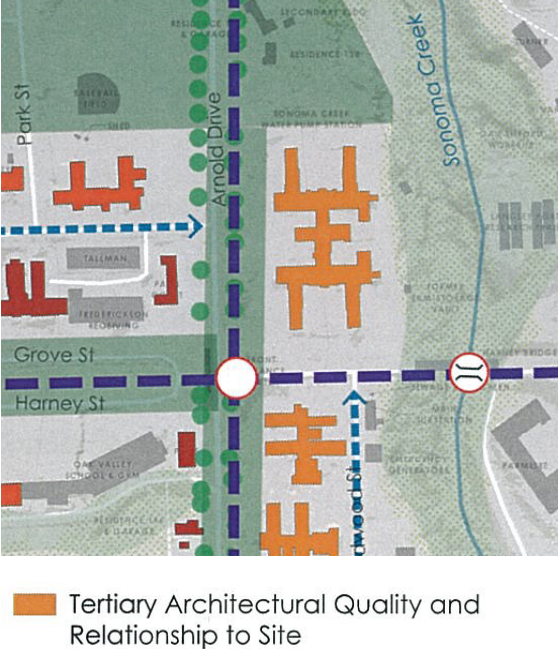
Butler Hospital has been altered by the construction of two HVAC additions built between 1978 and 1986. “These additions altered the overall mass and size of the building, compromising the building’s integrity of design, workmanship and materials.”

‘While Butler Hospital is located within the boundaries of the Sonoma State Home Historic District, it was constructed in 1951, outside of the district’s period of significance (1889-1949) and thus does not contribute to the district.’

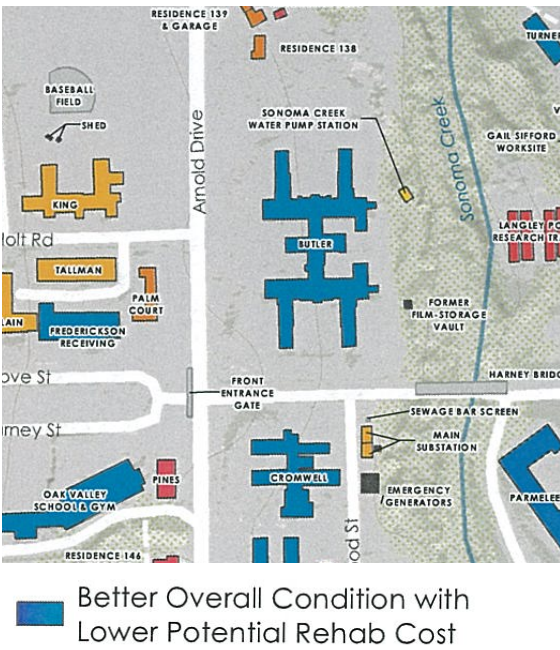
Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Potential for Reuse | Ranking Criteria

Critical Assessment

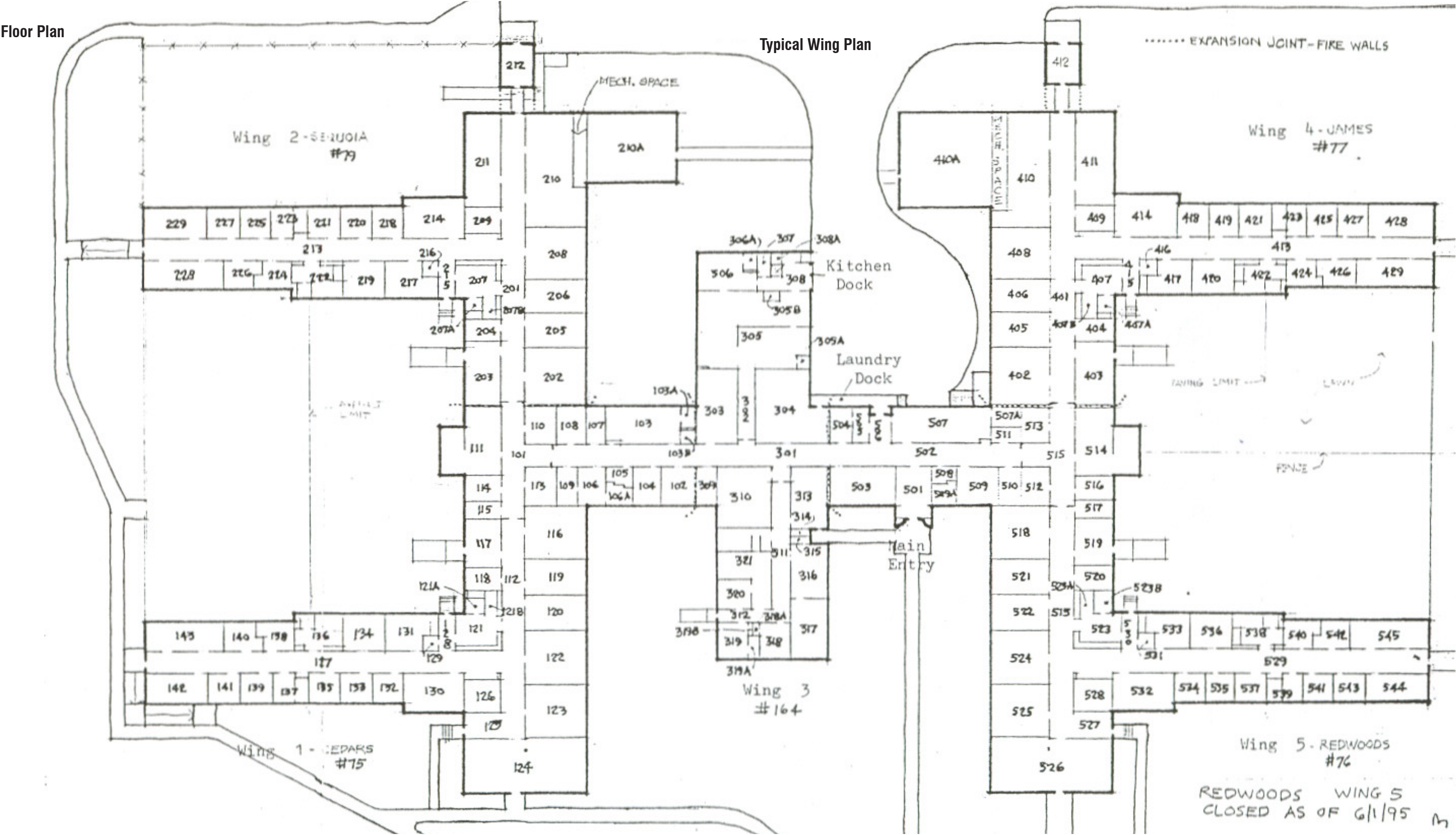
- Why Old Buildings Matter ☒ ☐ ☐
Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
conventional market-rate and age-restricted multifamily housing; workforce housing (smaller rental units); senior housing (independent living, assisted living, memory care); affordable housing; and community amenities.
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☒ ☐ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☒ ☐ ☐

Unique Plan
Butler Hospital

Floor Plan



Floor Plan | Butler Not To Scale

Unique Plan
Thompson / Bane

Aerial View



Year Built: 1939

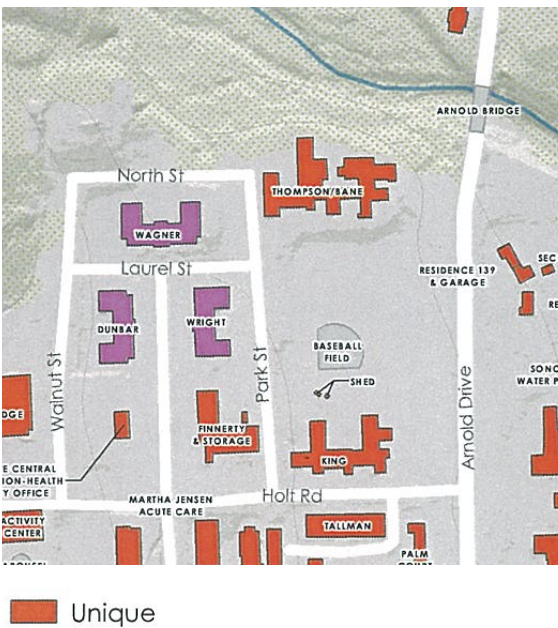
Background

Thompson or Bane, a 23,329-square-foot, single-story, French Eclectic-style, stucco-clad concrete building with an irregular footprint, was built in 1939 as a patient ward for low-grade boys and old men. Two flat-roofed classroom additions and a flat-roofed HVAC addition were constructed between 1978 and 1986. At the time of the survey, the building was used as a nursing facility and the southeast section of the Thompson Wing as a Central Supply Pick Up center.

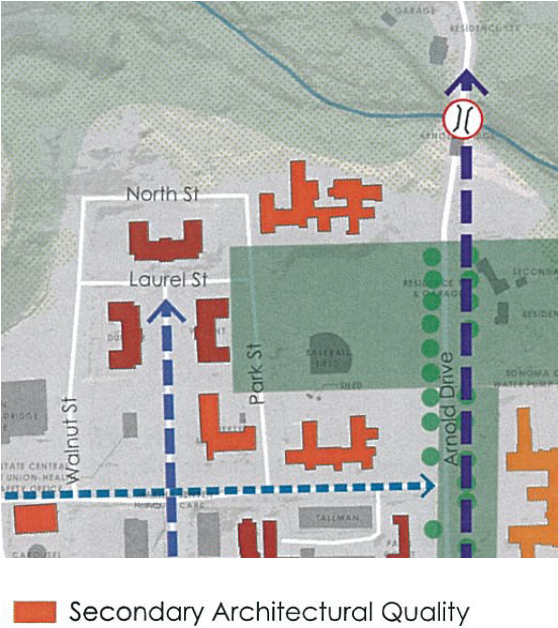
The Thompson / Bane building features architecture representing a transition away from the Cottage Plan. The building's French Eclectic-style embodies the design elements of Cottage Plan while featuring winged units commonly seen in mental health institutions after World War II.

Thompson / Bane retains sufficient integrity to the Sonoma State Home Historic District period of significance (1889-1949) to convey its significance as a district contributor.

Building Plan Types



Cognitive / Experiential Ranking



Rapid Assessment: Composite Conditions



Potential for Reuse | Ranking Criteria

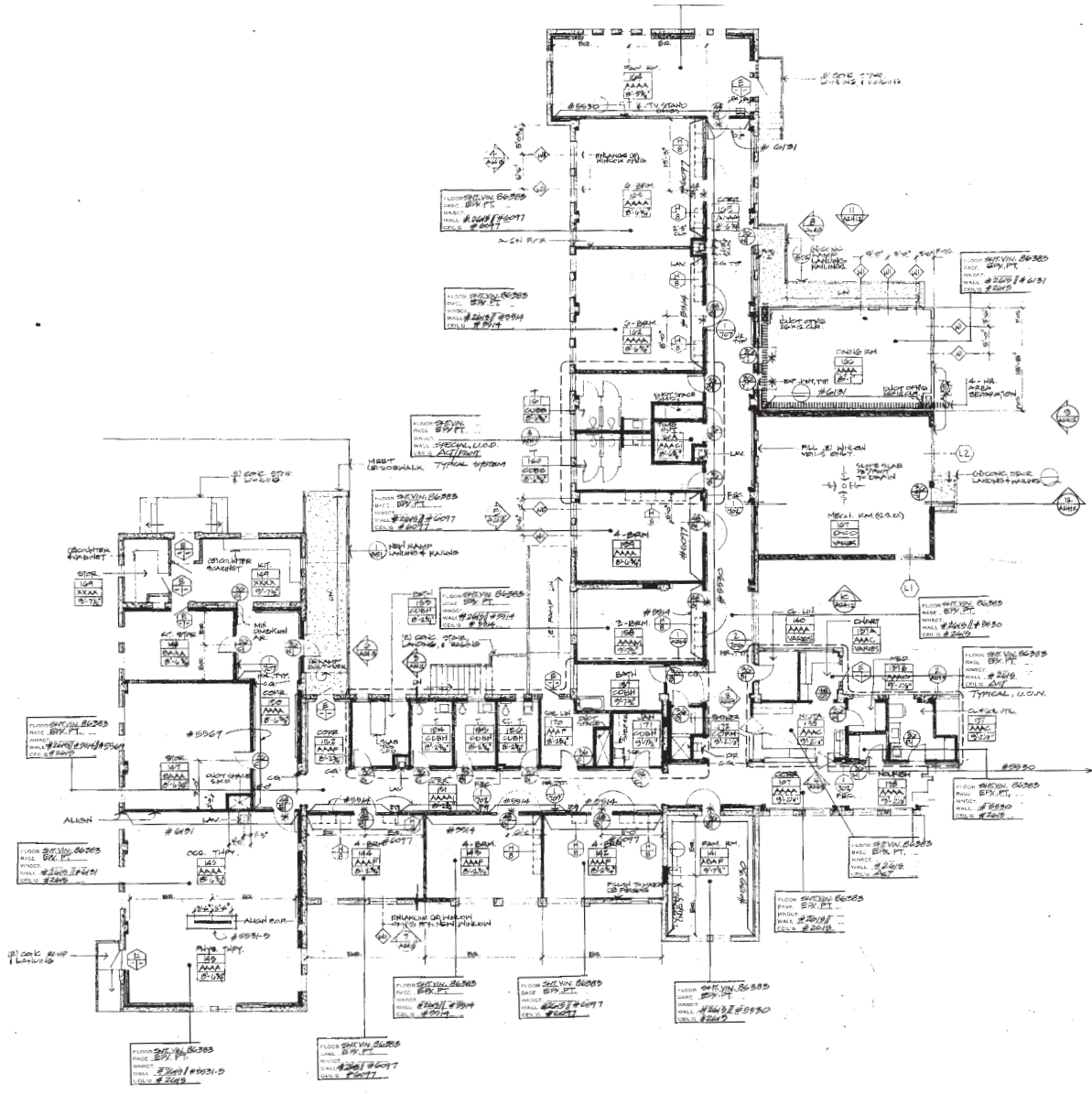
Critical Assessment

- Why Old Buildings Matter ☐ ☒ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☒ ☐ ☐
- commercial and industrial (retail, local-serving office, small-scale manufacturing and artisan workshops, flex space)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

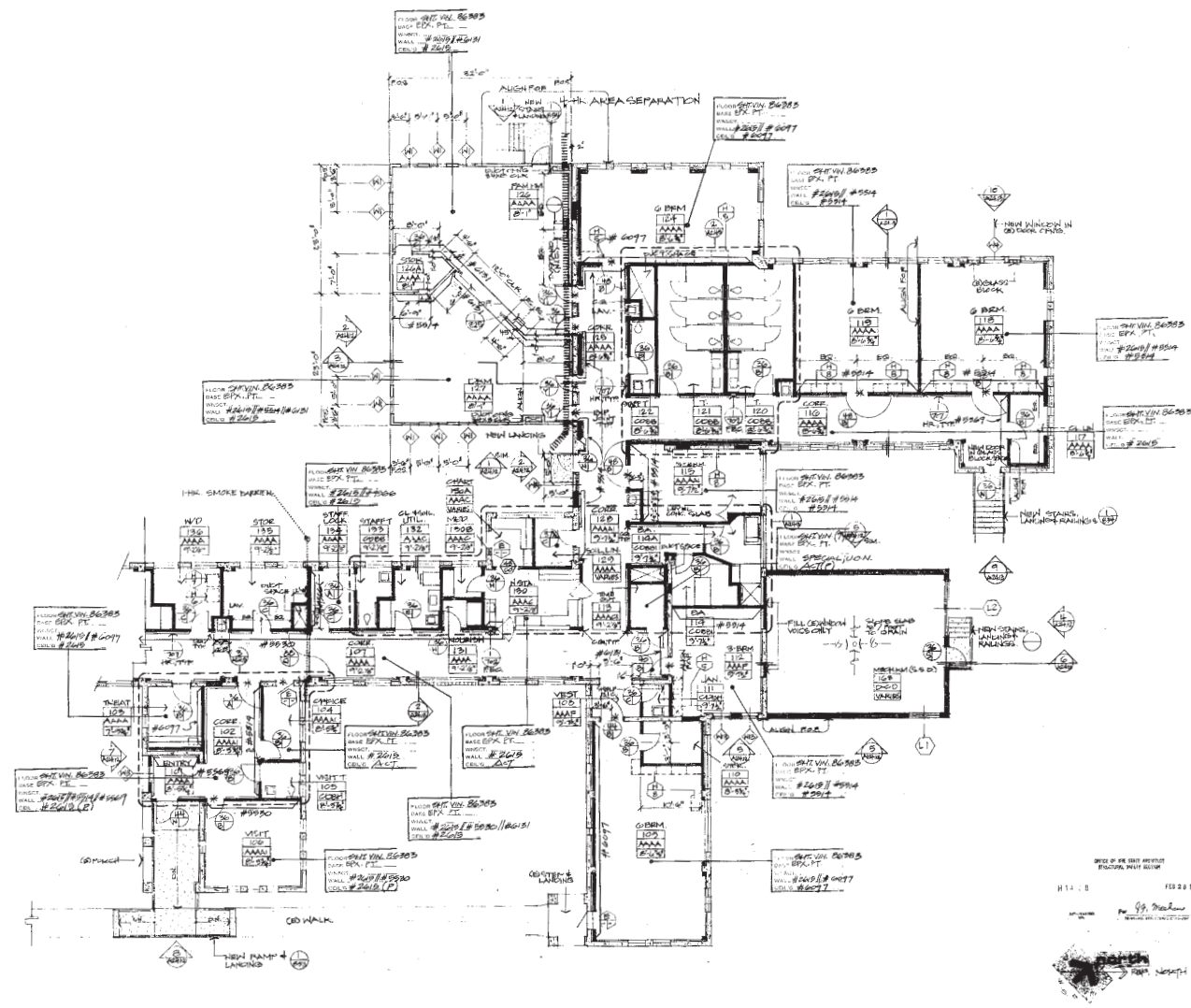
Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Floor Plan



Floor Plan | Thompson/Bane 1/32" = 1'-0"



Floor Plan | Thompson/Bane 1/32" = 1'-0"

Unique Plan
King Cottage

Aerial View



Year Built: 1940

Background

King Cottage, a 15,017-square-foot, single story, Tudor Revival-style building with a generally U-shaped footprint was constructed in 1940 and originally named the “Old Men’s Cottage” a provide housing and specialized treatment for elderly male patients. By 1968, there were about 180 patients assigned to King Cottage. The facility was later used as an administrative office building.

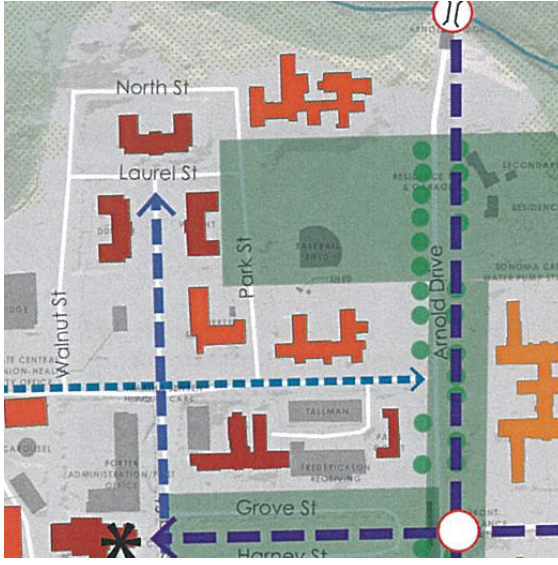
King Cottage is a contributor within the Sonoma State Home Historic District.

Building Plan Types



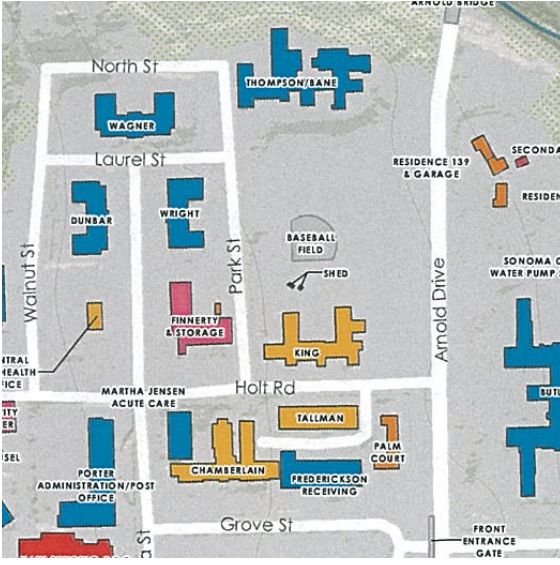
Unique

Cognitive / Experiential Ranking



Secondary Architectural Quality

Rapid Assessment: Composite Conditions



Moderate Overall Condition w
Mid-Range Potential Rehab Cc

Potential for Reuse | Ranking Criteria

Critical Assessment

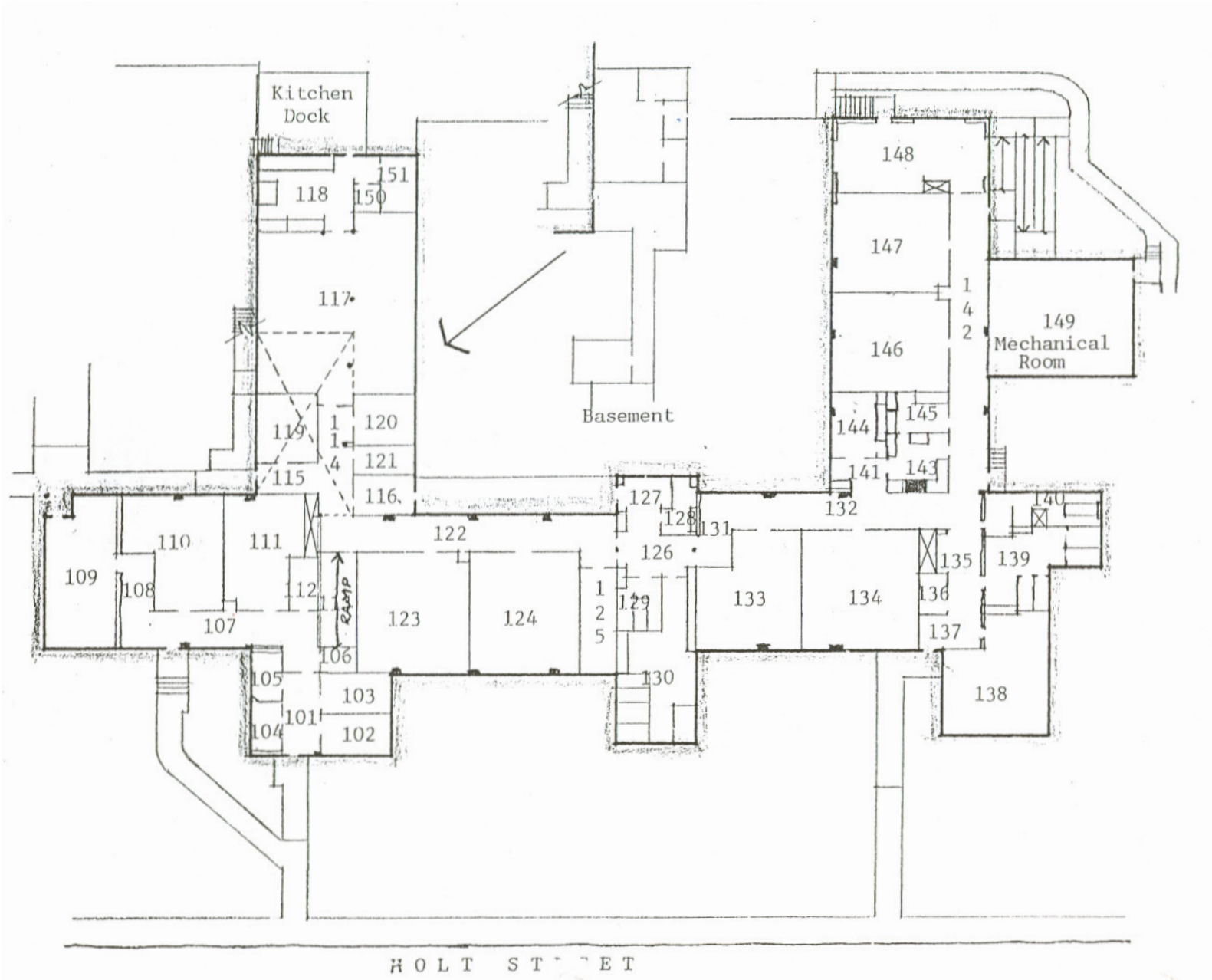
- Why Old Buildings Matter ☐ ☒ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☒ ☐ ☐
- commercial and industrial (retail, local-serving office, small-scale manufacturing and artisan workshops, flex space)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Unique Plan
King Cottage

Floor Plan



Floor Plan | King 1/32" = 1'-0"

Unique Plan
Finnerty Cottage

Aerial View



Year Built: c.1930

Background

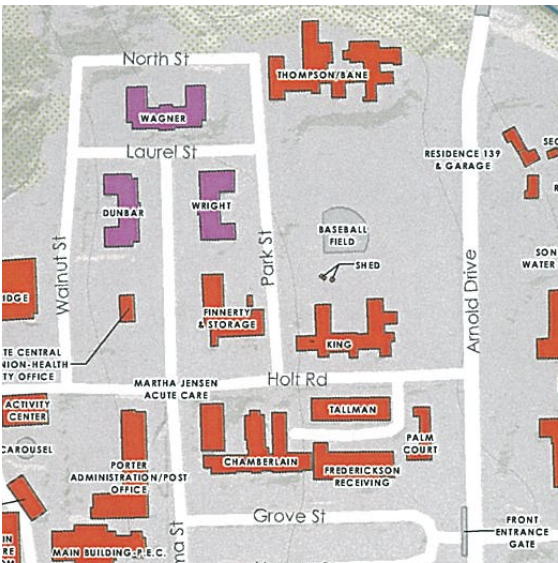
Finnerty Cottage, originally called the Male Infirmary, is a 10,824-square-foot, single-story, concrete, Spanish Eclectic-style patient cottage built in 1930 to hold 80 patients. A concrete loading dock and south-side gable extension were constructed between 1955 and 1972, concrete ramps were constructed c. 1975, and replacement horizontal sliding windows added at unknown dates.

Finnerty Cottage is eligible for listing in the National Register of Historic Places and the California Register of Historic Resources as a contributor to the Sonoma State Home Historic District. Its’ significance is due to the building’s continuous contribution to the central mission of the Sonoma Developmental Center, its’ architectural style and deliberate positioning within the overall campus layout that contributes to the facility’s distinctive Cottage Plan asylum design.

Character-defining features include those features that date to the district’s period of significance: the building’s location near the center of the main campus; its general setting; and the Spanish Eclectic-style architectural details, including the building’s massing, rectangular footprint, hip and gable roofs and tile roofing; and surviving original fenestration.

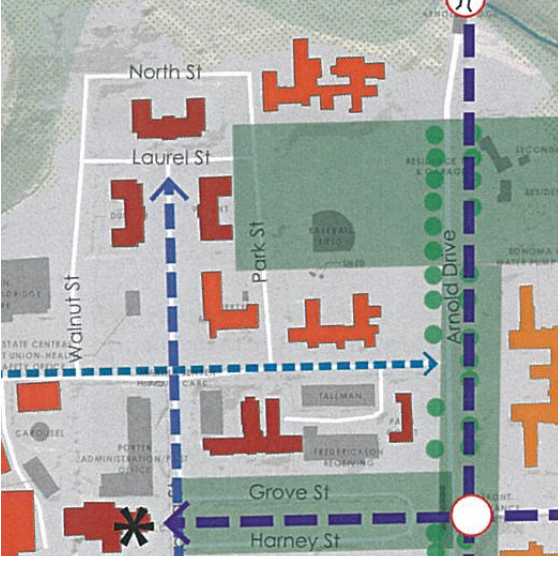
Designed as a duplex in order to segregate infirm male patients by age group, its function was expanded to treat both male and female patients in the 1950s. In the 1970s, the building served as a treatment facility for physical and social development and later as administrative offices.

Building Plan Types



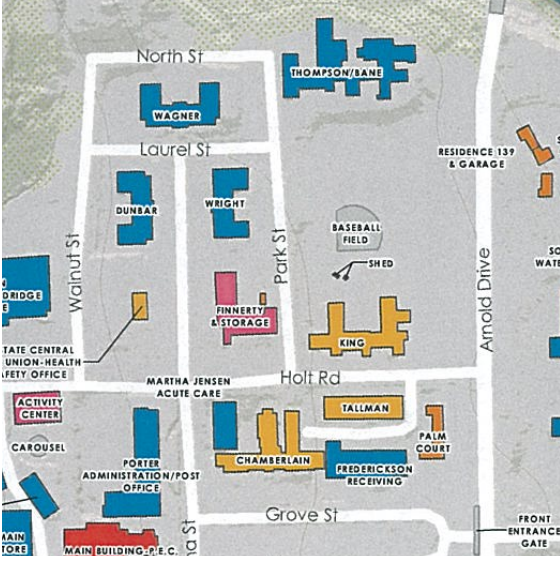
Unique

Cognitive / Experiential Ranking



Secondary Architectural Quality

Rapid Assessment: Composite Conditions



Poor Overall Condition with High Potential Rehab Cost

Potential for Reuse | Ranking Criteria

Critical Assessment

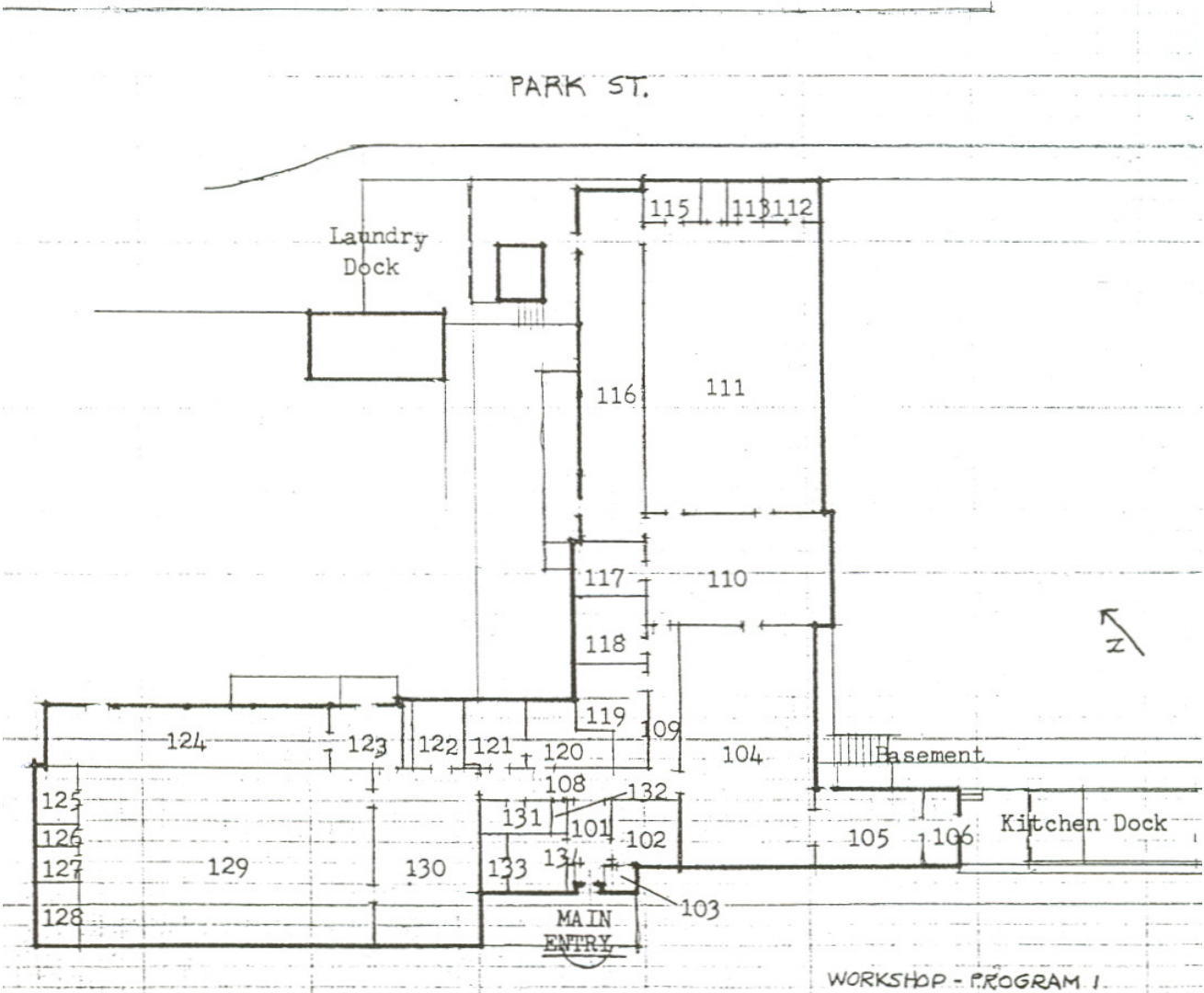
- Why Old Buildings Matter ☐ ☒ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☒ ☐ ☐
- commercial and industrial (retail, local-serving office, small-scale manufacturing and artisan workshops, flex space)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☒ ☐
- Rapid Assessment: Composite Condition ☒ ☐ ☐

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☒ ☐

Unique Plan
Finnerty Cottage

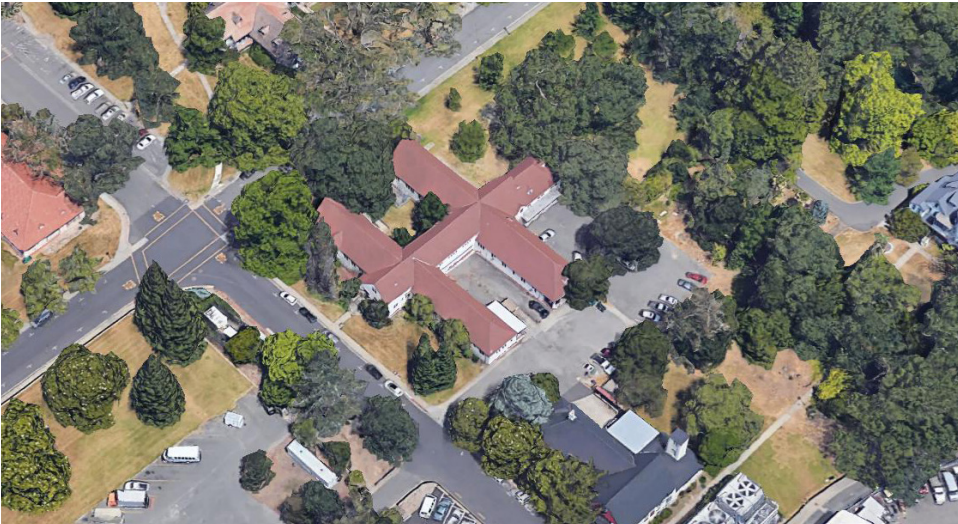
Floor Plan



Floor Plan | Finnerty 1/32" = 1'-0"

Unique Plan
McDougall Cottage

Aerial View



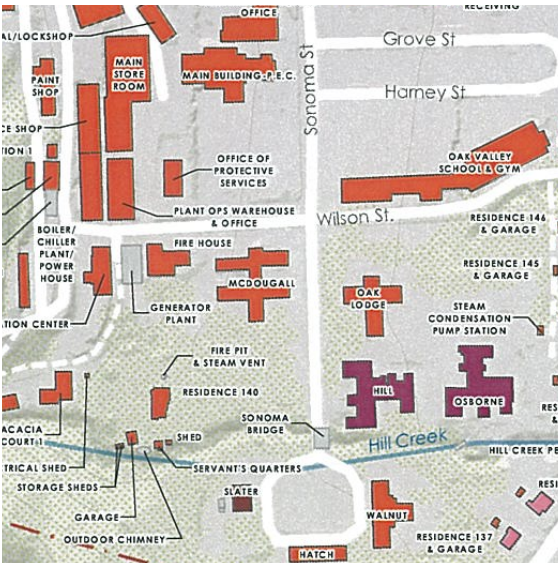
Year Built: 1939

Background

McDougall Cottage, a 14,630-square-foot, single-story with basement French Eclectic-style building with an irregular H-shaped footprint, was constructed in 1939 as part of a New Deal building program. During its original use as the Girl’s Detention Cottage, many of the residents of the cottage underwent sterilization operations. It transitioned to use as a female unit for training for family care in the 1970s and was used as a chapel and training facility in the 1980s.

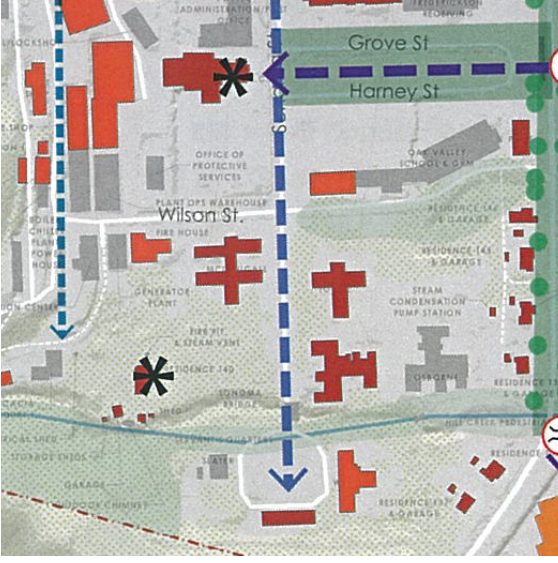
McDougal Cottage retains sufficient integrity to the Sonoma State Home Historic District period of significance (1889-1949) to convey its significance as a district contributor.

Building Plan Types



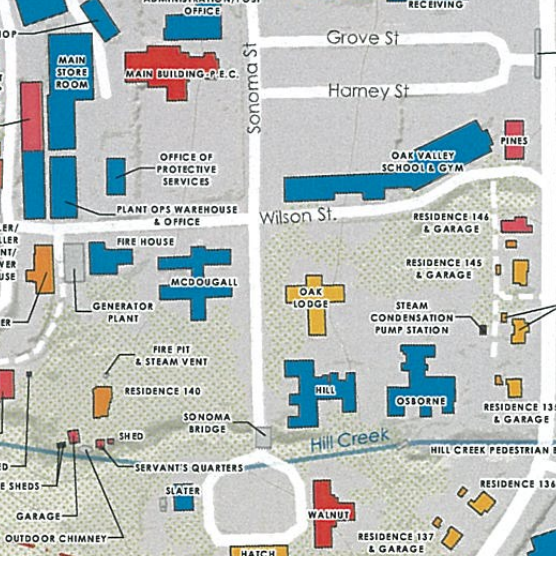
Unique

Cognitive / Experiential Ranking



Primary Architectural Quality and Relationship to Site (along main roads or axis or subdistrict)

Rapid Assessment: Composite Conditions



Better Overall Condition with Lower Potential Rehab Cost

Potential for Reuse | Ranking Criteria

1 2 3

Critical Assessment

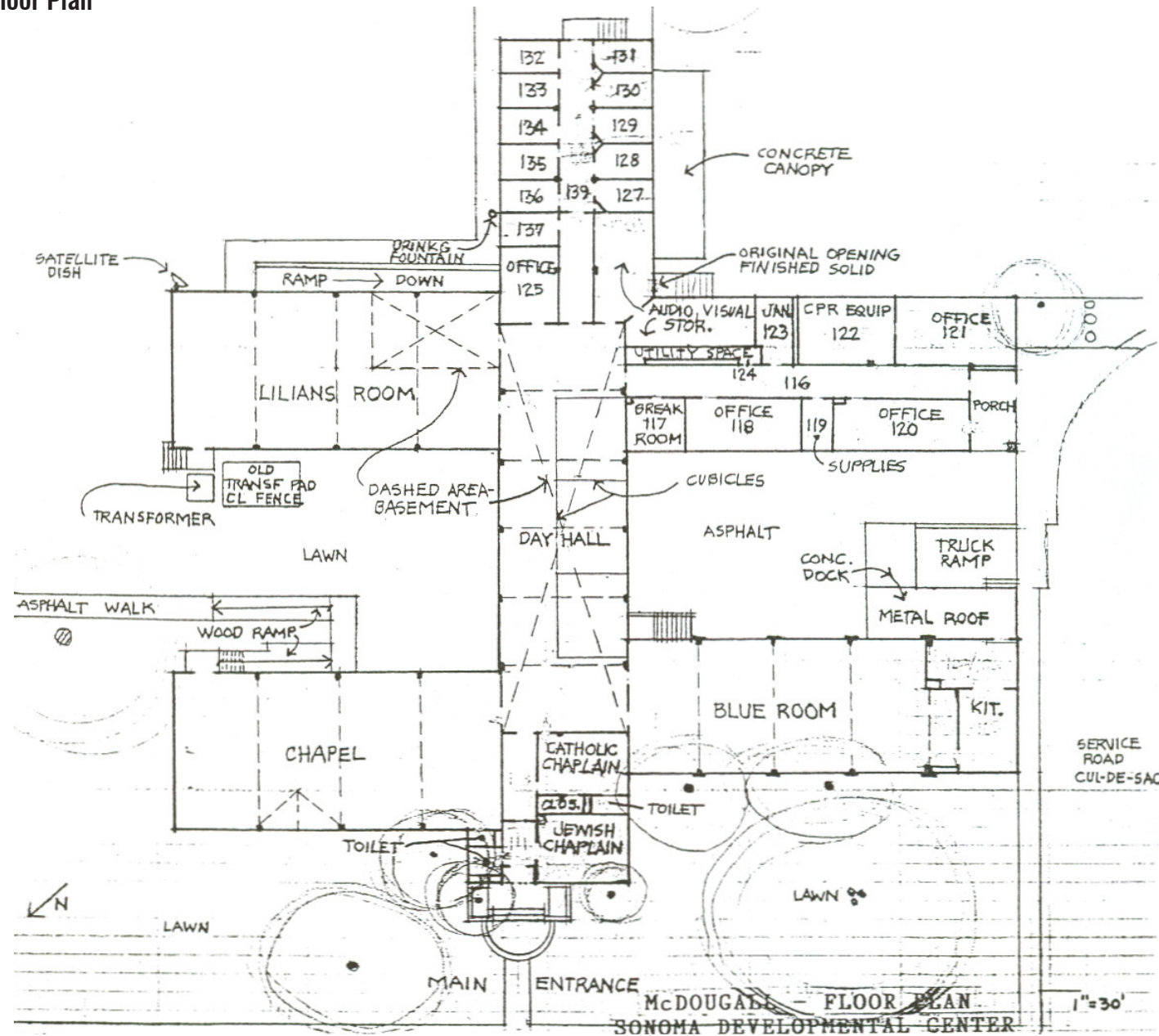
- Why Old Buildings Matter ☐ ☒ ☐
- Continuity / Sustainability / Community / Embodied Energy
- Building Plan Type / Suitability for Use(s) ☐ ☒ ☐
- commercial and industrial (retail, local-serving office, small-scale manufacturing and artisan workshops, flex space)
- Architectural Quality (Cognitive / Experiential / Urban Design Contributor) ☐ ☐ ☒
- Rapid Assessment: Composite Condition ☐ ☐ ☒

Note: The Composite Conditions map combines the building assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition.

Potential for Adaptive Reuse ☐ ☐ ☒

Unique Plan McDougall Cottage

Floor Plan



Floor Plan | McDougall 1/32"=1'-0"



Hill Cottage

Appendix A

The following matrix summarizes the existing condition of the buildings at Sonoma Development Center (SDC) based upon a visual assessment performed in June 2017 by the building assessment team (architectural, structural, hazardous materials). This condition is based upon a rapid on-site evaluation (the “Rapid Assessment”) as well as review of previous plans, structural reports, and studies of buildings. It is intended to offer an “at a glance” visualization of the collective building assessment.

This evaluation identifies Good, Fair, or Poor condition for Site/Accessibility, Architectural materials, Structural integrity, and the presence of mold/asbestos/lead paint hazardous materials. A blue dot represents good condition, indicating moderate to good site accessibility, adequate protection from the exterior elements, reasonable building maintenance, safe structural condition, and minimal or expected presence of hazardous buildings materials given the building era of construction. Yellow indicates fair condition; red indicates poor. An uncolored dot indicates that condition was not surveyed at this time or access was not available.

The building assessment team evaluated all 292 buildings and structures. This matrix categorizes 135 of those buildings; condition rating was extrapolated for buildings of similar typology and condition. Assessment was not conducted for most minor support structures such as sheds or garages. The structural assessment utilized FEMA 154 Rapid Assessment Form to evaluate basic life safety considerations. The architecture and hazardous material teams used criteria established based on assessment experience of this type. Note that MEP systems are not included in this summary matrix as it is expected that all buildings will require updated infrastructure; thus the MEP consultant did not conduct a comprehensive assessment.

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
ACACIA COURT 1	11045	●	●	●	●
ACACIA COURT 2	11046	●	●	●	●
ACACIA COURT GARAGES	11067	●	●	●	●
ACORN SCHOOL (FORMER NAME: COMP-ED BUILDING)	11009	●	●	●	●
ACTIVITY CENTER (BLUE ROSE CAFÉ)	11015	●	●	●	●
BEMIS	10979	●	●	●	●
BENTLEY	10986	●	●	●	●
BOILER/CHILLER PLANT/POWER HOUSE	11032	●	●	●	●
BRENT	10983	●	●	●	●
BUTLER	10982	●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
BUTLER BATHHOUSE	11096	●	●	●	●
CAL STATE CENTRAL CREDIT UNION-HEALTH & SAFETY OFFICE	45225	●	●	●	●
CALF BARN (DAIRY AREA BUILDING NO. 3)*		●	●	●	●
CAMP VIA CABIN #1		●	●	●	●
CAMP VIA CABIN #2		●	●	●	●
CAMP VIA CABIN #3		●	●	●	●
CAMP VIA CABIN #4		●	●	●	●
CAMP VIA CABIN #5		●	●	●	●
CAMP VIA CABIN #6		●	●	●	●
CAMP VIA CABIN #7		●	●	●	●

LEGEND ● Good Condition ● Fair Condition ● Poor Condition ○ Not Evaluated *Destroyed in 2017 Fire

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
CAMP VIA DINING HALL	11084	●	●	●	●
CAMP VIA EMPLOYEE RESTROOM	11087	●	●	●	●
CAMP VIA RESTROOM #1	11085	●	●	●	●
CAMP VIA RESTROOM #2	11086	●	●	●	●
CAMP VIA SHOWER ROOM	11083	●	●	●	●
CARPENTER SHOP	11010	●	●	●	●
CARPENTER STORAGE	11011	●	●	●	●
CHAMBERLAIN	11080	●	●	●	●
COHEN	10980	●	●	●	●
CORCORAN	10977	●	●	●	●
CREEKSIDE COMPLEX (LANGLEY PORTER RESEARCH TRAILERS)	11094	●	●	●	●
CROMWELL	10997	●	●	●	●
DUNBAR	11074	●	●	●	●
EMERGENCY GENERATORS		●	●	○	●
EQUESTRIAN BARN (DAIRY AREA BUILDING NO. 9)*	44070	●	●	●	●
FARRELL	45526	●	●	●	●
FARROWING PENS (HOG AREA BUILDING. NO. 12)		●	●	●	●
FINNERTY	11075	●	●	●	●
FINNERTY STORAGE	11025	●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
FIRE HOUSE	11004	●	●	●	●
FREDERICKSON RECEIVING	11066	●	●	●	●
GAIL SIFFORD WORKSITE	36963	●	●	●	●
GLASS & SIGN SHOP	11076	●	●	●	●
GODDARD	36968	●	●	●	●
GODDARD WORKSHOP	36966	●	●	●	●
HARKRADER/BUSH DTAC 1	37921	●	●	●	●
HATCH	11079	●	●	●	●
HAZMAT STORAGE (DAIRY AREA BUILDING NO. 16)	11042	●	●	●	●
HILL	10992	●	●	●	●
HORSE BARN (DAIRY AREA BUILDING NO. 1)*	36965	●	●	●	●
HORSE LEAN-TO IN POULTRY AREA (POULTRY AREA BUILDING 6)		●	●	○	●
JR. FARM FEED BARN (HOG AREA BUILDING. NO. 10)	11007	●	●	●	●
JR. FARM STORAGE SHED (HOG AREA BUILDING. NO. 8)*	11030	●	●	●	●
JUDAH	10978	●	●	●	●
KING	10988	●	●	●	●
LANDSCAPE AREA PREFAB METAL SHED*		●	○	○	●
LANDSCAPE EQUIPMENT SHED		●	●	●	●
LANDSCAPE GARAGE		●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
LANDSCAPE GREENHOUSE	11028	●	●	○	●
LANDSCAPE OFFICE*		●	●	●	●
LANDSCAPE SMALL GREENHOUSE		●	●	○	●
LANDSCAPE STORAGE (#105 DCI)*	36964	●	●	●	●
LANDSCAPE STORAGE (L-SHAPE) #104 DCI)	11008	●	●	●	●
LATH HOUSE*		●	○	○	●
LATHROP	10975	●	●	●	●
LAUNDRY/PROPERTY	11033	●	●	●	●
LUX	10998	●	●	●	●
MAIN KITCHEN - ELDRIDGE STORE IN DINING ROOM	11012	●	●	●	●
MAIN STORE ROOM	11078	●	●	●	●
MAIN SUBSTATION	11019	●	●	●	●
MAIN SUBSTATION	11019	●	●	●	●
MAINTENANCE SHOP	11093	●	●	●	●
MALONE	10976	●	●	●	●
MARTHA JENSEN	10993	●	●	●	●
MCDOUGALL	11064	●	●	●	●
NELSON TREATMENT CENTER	10987	●	●	●	●
OAK LODGE	11023	●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
OAK VALLEY SCHOOL	11001	●	●	●	●
OFFICE OF PROTECTIVE SERVICES (LIBRARY BUILDING)	11005	●	●	●	●
OLD SLAUGHTER HOUSE (HOG AREA BUILDING. NO. 1)	11043	●	●	○	●
ORDAHL JOHNSON	10990	●	●	●	●
OSBORNE	10989	●	●	●	●
PAINT SHOP	11024	●	●	●	●
PALM COURT	11069	●	●	●	●
PARMALEE	10994	●	●	●	●
PASTEURIZING COOLING EQUIPMENT (DAIRY AREA BUILDING NO. 7)*		●	●	●	●
PAXTON	11022	●	●	●	●
PEN #1 (HOG AREA BUILDING. NO. 3)		●	●	●	●
PEN #2 (HOG AREA BUILDING. NO. 4)		●	●	●	●
PEN #3 (HOG AREA BUILDING. NO. 5)		●	●	●	●
PEN #4 (HOG AREA BUILDING. NO.6)		●	●	●	●
PINES	11090	●	●	●	●
PLANT OPS WAREHOUSE/ OFFICE	11077	●	●	●	●
PLUMBERS/MOTORPOOL STORAGE		●	●	●	●
POPPE	10995	●	●	●	●
PORTER ADMINISTRATION/ POST OFFICE	11002	●	●	●	●

LEGEND
● Good Condition
 ● Fair Condition
 ● Poor Condition
 ○ Not Evaluated
 *Destroyed in 2017 Fire

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
POULTRY AREA BUILDING 4 (FORMER POULTRY HOUSE)*		●	●	●	●
POULTRY AREA BUILDING 5 (FORMER SHOP BUILDING)*		●	●	●	●
POULTRY HOUSE (POULTRY AREA BUILDING 2)*		●	●	●	●
POULTRY SHED #1 (POULTRY AREA BUILDING 3)*	11070	●	●	●	●
POULTRY SHED #2 (POULTRY AREA BUILDING 1)	11034	●	●	●	●
POWERS	10999	●	●	●	●
PROFESSIONAL EDUCATION BUILDING/PEC	11068	●	●	●	●
REGAMEY/EMPARAN	10985	●	●	●	●
RESIDENCE 126	11061	●	●	●	●
RESIDENCE 126 GARAGE		●	●	●	●
RESIDENCE 133	11062	●	●	●	●
RESIDENCE 133 GARAGE		●	●	●	●
RESIDENCE 134*	11059	●	●	●	●
RESIDENCE 134 FLAT ROOF SHELTER		●	○	○	●
RESIDENCE 134 GARAGE		●	●	●	●
RESIDENCE 134 SHED		●	●	●	●
RESIDENCE 135	11060	●	●	●	●
RESIDENCE 135 GARAGE 263		●	●	●	●
RESIDENCE 136	11057	●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
RESIDENCE 136 GARAGE		●	●	●	●
RESIDENCE 137	11058	●	●	●	●
RESIDENCE 137 GARAGE		●	●	●	●
RESIDENCE 138 (GROVE HOUSE)	11055	●	●	●	●
RESIDENCE 139	11056	●	●	●	●
RESIDENCE 139 GARAGE		●	●	●	●
RESIDENCE 139 SECONDARY BUILDING		●	●	●	●
RESIDENCE 140 (SONOMA HOUSE)	11063	●	●	●	●
RESIDENCE 140 GARAGE	44072	●	●	●	●
RESIDENCE 140 SERVANT QUARTERS	36959	●	●	●	●
RESIDENCE 140 STORAGE SHEDS		●	●	●	●
RESIDENCE 141	11053	●	●	●	●
RESIDENCE 141 GARAGE		●	●	●	●
RESIDENCE 141 SHED		●	●	●	●
RESIDENCE 142*	11054	●	●	●	●
RESIDENCE 142 GARAGE*		●	●	●	●
RESIDENCE 145 (MAGNOLIA HOUSE)	11016	●	●	●	●
RESIDENCE 145 GARAGE		●	●	●	●
RESIDENCE 146	11017	●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
RESIDENCE 146 GARAGE		●	●	●	●
RESIDENCE 149 (ROSALIND HOUSE)	11051	●	●	●	●
RESIDENCE 149 (ROSALIND HOUSE)		●	●	●	●
RESIDENCE 150*	11052	●	●	●	●
RESIDENCE 150 CARPORT*		●	●	●	●
RESIDENCE 150 GARAGE*		●	●	●	●
RESIDENCE 152*	11049	●	●	●	●
RESIDENCE 152 GARAGE*		●	●	●	●
RESIDENCE 152 MODERN SHED		●	○	○	●
RESIDENCE 152 SHED		●	●	●	●
RICHARDSON DTAC 2	37920	●	●	●	●
ROADRUCK - UNIT 667 ICF	10984	●	●	●	●
SATELLITE TV/BARN 5 (DAIRY AREA BUILDING NO. 5)*	44071	●	●	●	●
SHEETMETAL/LOCKSHOP	11003	●	●	●	●
SLATER 1	39377	●	●	●	●
SMITH	10981	●	●	●	●
SNEDEGER - HOME SKILLS	37047	●	●	●	●
SONOMA CREEK WATER PUMP STATION	11020	●	●	●	●
STEAM CONDENSATION PUMP STATION		●	●	●	●
STONEMAN	10996	●	●	●	●

BUILDING NAME	DGS STATE PROPERTY INVENTORY NO	L1 GENERAL CONDITION - P&T SITE	L1 GENERAL CONDITION - P&T BUILDING	L1 GENERAL CONDITION - DCI (STRUCTURAL)	L1 REUSE POTENTIAL - VBA (HAZ MAT)
STORAGE BARN #1 (DAIRY AREA BUILDING NO. 11)*	11073	●	●	●	●
STORAGE BARN #2 (DAIRY AREA BUILDING NO. 12)*	11072	●	●	●	●
SUBSTATION 1	36961	●	●	●	●
SUNRISE - CALF BARN (DAIRY AREA BUILDING NO. 8B & 8C)*	11089	●	●	●	●
SUNRISE - CALF BARN (DAIRY AREA BUILDING NO. 8B & 8C)*	11089	●	●	●	●
SUNRISE # 6 - POLE BARN (DAIRY AREA BUILDING NO. 6)*	11088	●	●	●	●
SUNRISE BUILDING 1 (DAIRY AREA BUILDING NO. 8A)*	11027	●	●	●	●
SUNRISE BUILDING 7 (DAIRY AREA BUILDING NO. 26)	11095	●	●	●	●
SUNRISE INDUSTRIES #2 (DAIRY AREA BUILDING NO. 4)*	11044	●	●	●	●
TALLMAN	11000	●	●	●	●
THOMPSON/BANE	10991	●	●	●	●
TRANSPORTATION CENTER	11031	●	●	●	●
TRANSPORTATION GARAGES	44069	●	●	●	●
TURNER	45527	●	●	●	●
UPHOLSTERY & MACHINE SHOP	11013	●	●	●	●
VAN HORN	45528	●	●	●	●
WAGNER	11014	●	●	●	●
WALNUT	11081	●	●	●	●
WRIGHT	11050	●	●	●	●

LEGEND
● Good Condition
 ● Fair Condition
 ● Poor Condition
 ○ Not Evaluated
 *Destroyed in 2017 Fire



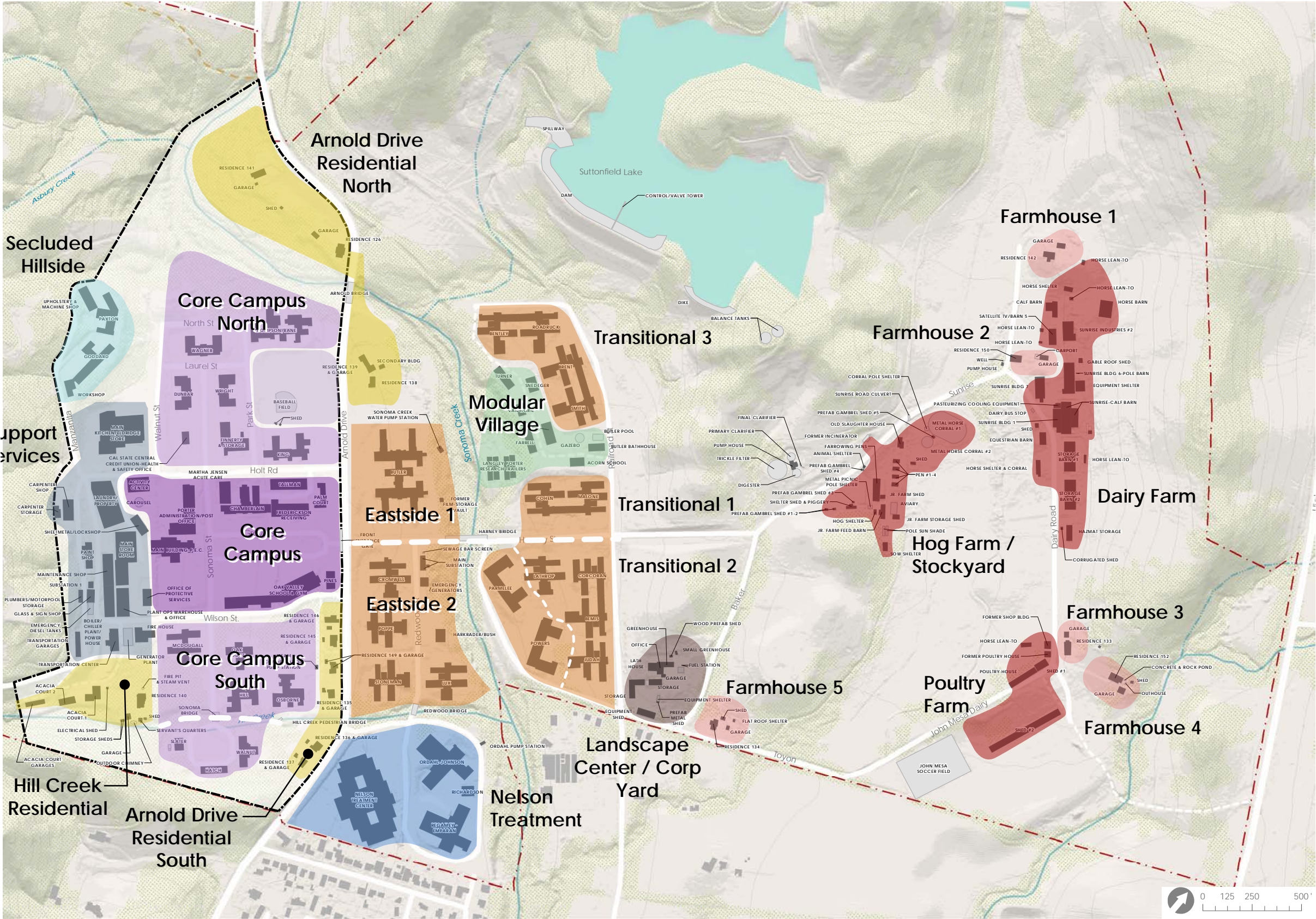
King Cottage

Appendix B

Sources

- Sonoma Developmental Center Existing Conditions Assessment
WRT – August 2018
- Historical Resources Inventory and Evaluation Report: Sonoma Developmental Center
JRP Historical Consulting, LLC – October 2019
- Page & Turnbull SDC Data Base
- SDC Campus Project and Proposal: Sustainable Housing, Agriculture, and Jobs for SDC
SDC Campus Project – August 11, 2020
- Landmarks of SDC – Virtual Community Kick-Off: Interactive Tour
SDC Specific Plan – May 5, 2020
- Profile & Background Report: Planning Advisory Team
Dyett & Bhatia Urban and Regional Planners
SDC Specific Plan – September 2020

Figure B-1: Draft Character Areas - September 7, 2017



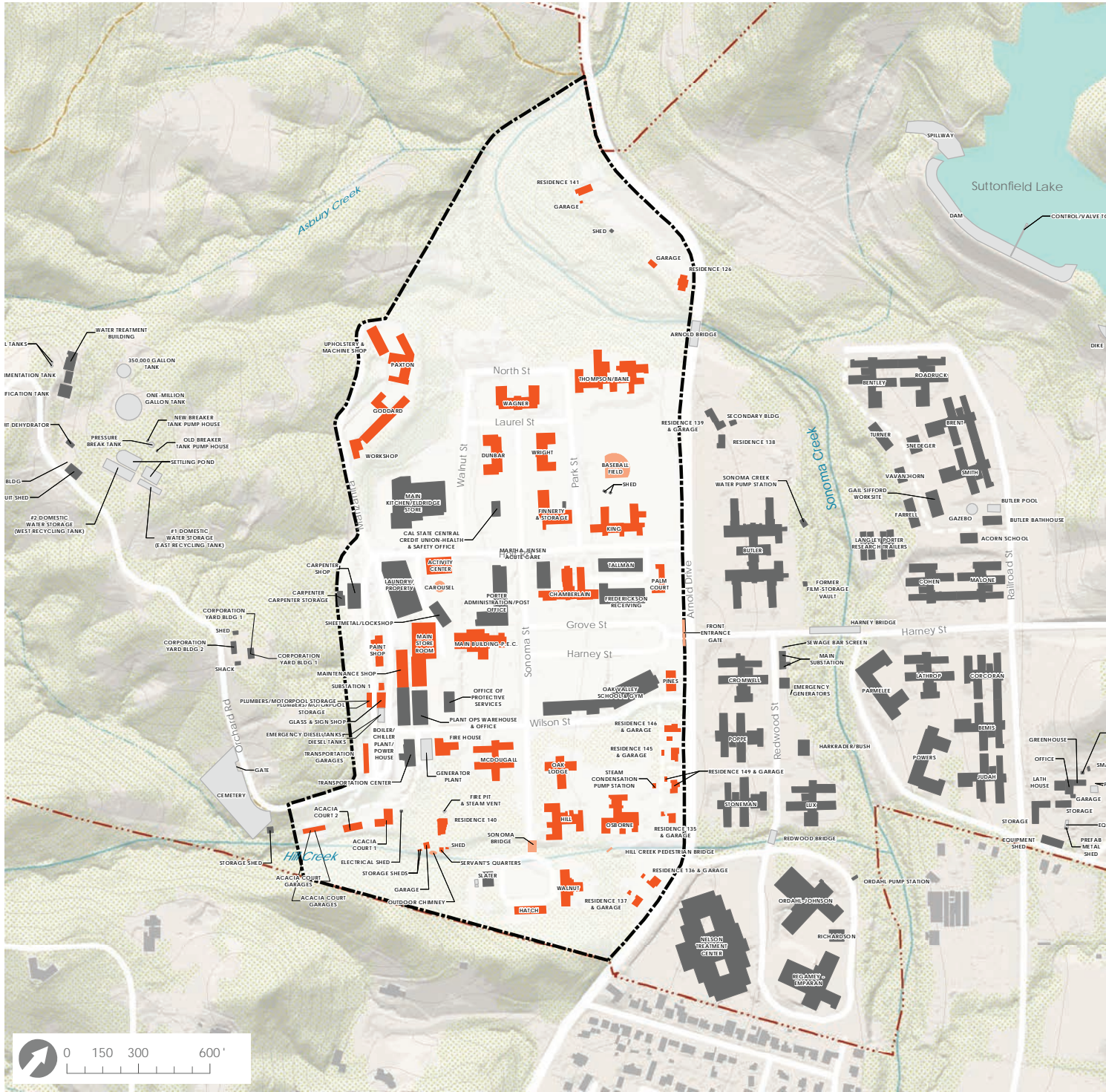
Sources:
Page & Turnbull, JRP Consulting, USGS,
GreenInfo Network, Sonoma Ecology Center,
WRT



Figure B-2: Draft Cognitive / Experiential Summary – September 7, 2017



Figure B-3: Map of Historic District Contributors Per JPR Draft HRIER – August 2018



- Contributing Building
- Contributing Structure
- Non-Contributing Building
- Non-Contributing Structure
- JRP's Proposed Historic District Boundary
- SDC Property

Sources:
Page & Turnbull, JRP Historical
Consulting, USGS, GreenInfo
Network, Sonoma Ecology
Center, WRT
May 2017



Figure B-4: Building Plan Types (Main Campus) – August 2018

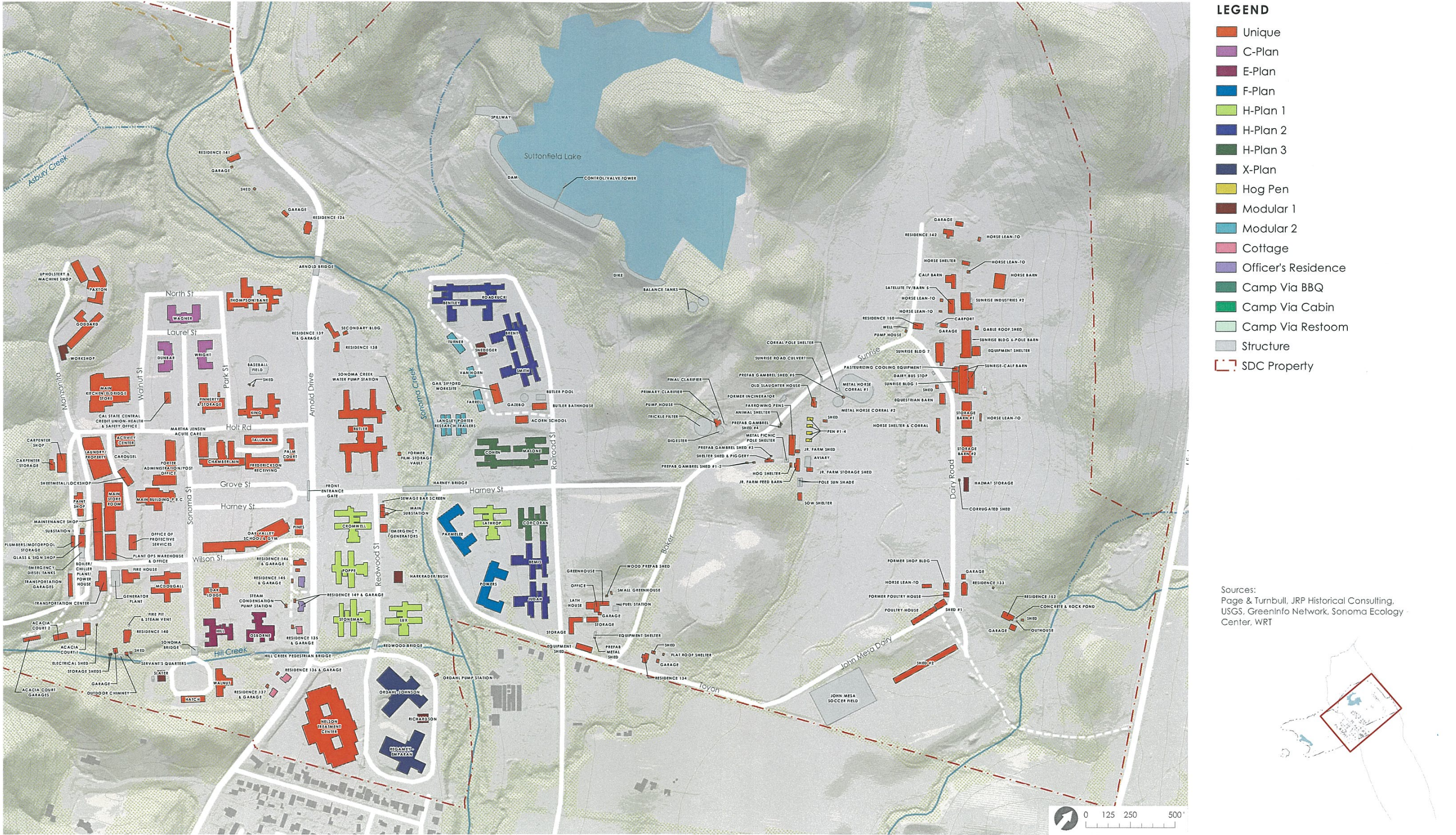
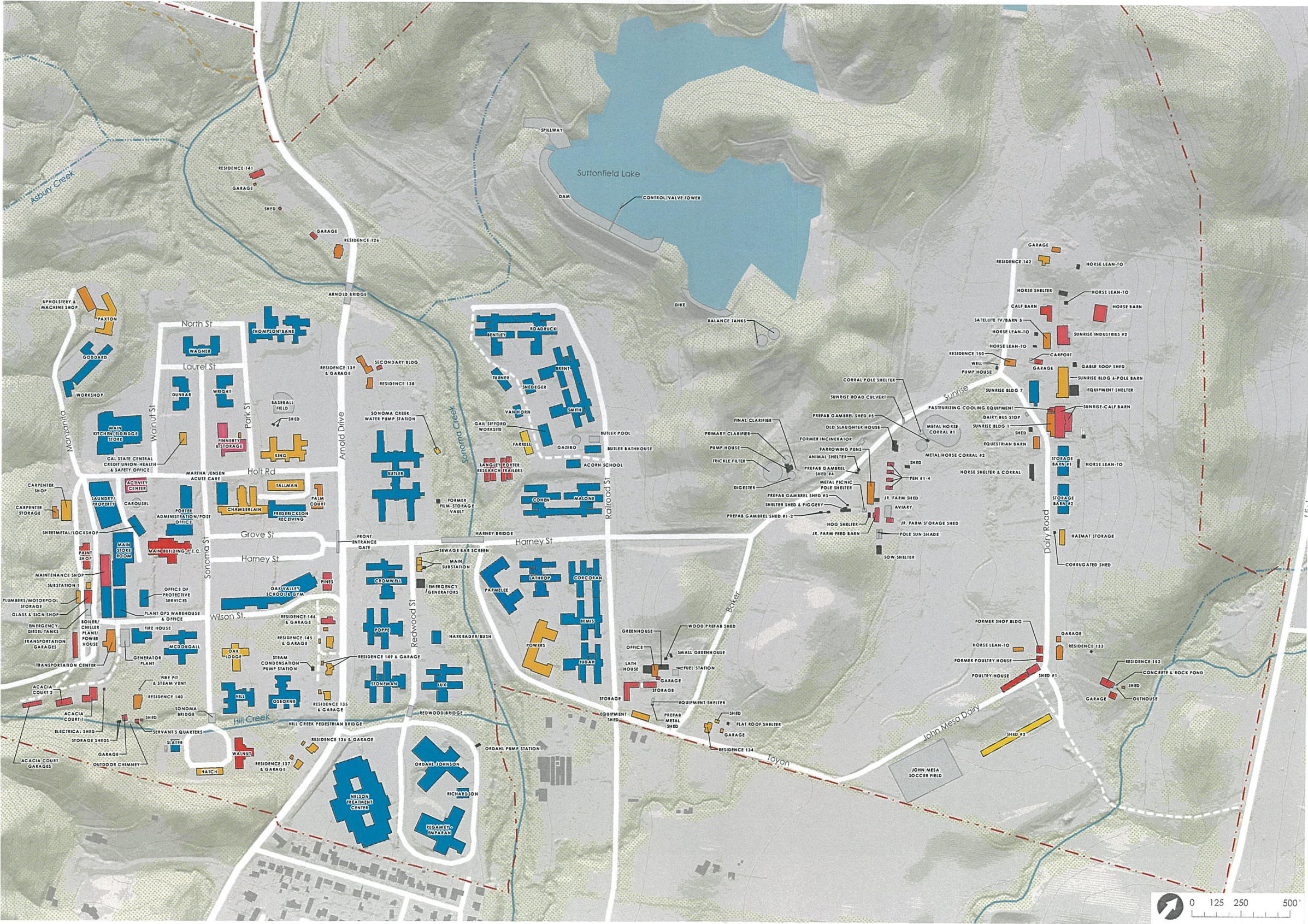


Figure B-5: Draft Rapid Assessment: Composite Conditions – January 18, 2018



- LEGEND**
- Better Overall Condition with Lower Potential Rehab Cost
 - Moderate Overall Condition with Mid-Range Potential Rehab Cost
 - Poor Overall Condition with Higher Potential Rehab Cost
 - Structure Not Evaluated
 - Building Not Evaluated
 - SDC Property

The Composite Conditions map combines the building condition assessments for Site, Building Materials, Structural, and Hazardous Materials with weighted averages for Potential Rehabilitation Cost to determine overall reuse potential based purely on condition. This does not include consideration for historic rehabilitation or adaptive reuse potential, new designs for alternate uses, potential tax credit incentives, or other factors that should be considered in determining building reuse.

Sources:
Page & Turnbull, JRP Historical Consulting,
USGS, GreenInfo Network, Sonoma Ecology
Center, WRT



